

This instrument was prepared by:

(Name) Mitchell A. Spears  
(Address) P. O. Box 119  
Montevallo, Alabama 35115

**MORTGAGE**

**STATE OF ALABAMA**

**SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS: That Whereas,**

Timothy E. Bragg and wife, Virginia A. Bragg  
(hereinafter called "Mortgagors", whether one or more) are justly indebted to

V. H. Bragg and Thelma M. Bragg (hereinafter called "Mortgagee", whether one or more), in the sum  
of Twenty-Five Thousand and 00/100----- Dollars  
(\$ 25,000.00 ), evidenced by separate real estate mortgage note, executed on even date herewith.

And Whereas, Mortgagors agreed, in incurring said indebtedness, that this mortgage should be given to secure the prompt payment thereof.

NOW THEREFORE, in consideration of the premises, said Mortgagors, Timothy E. Bragg and wife,  
Virginia A. Bragg

and all others executing this mortgage, do hereby grant, bargain, sell and convey unto the Mortgagee the following described real estate, situated in Shelby County, State of Alabama, to wit:

Lot #29, Givhan's Subdivision located in Montevallo, Shelby County, Alabama

Inst # 1993-09546

04/08/1993-09546  
10:50 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 46.50

Said property is warranted free from all incumbrances and against any adverse claims, except as stated above.

Upon condition, however, that if the said Mortgagor pays said indebtedness, and reimburses said Mortgagee or assigns for any amounts Mortgagees may have expended for taxes, assessments, and insurance, and interest thereon, then this conveyance to be null and void; but should default be made in the payment of any sums expended by the said Mortgagee or assigns, or should said indebtedness hereby secured, or any part thereof, or the interest thereon, remain unpaid at maturity, or should the interest of said Mortgagee or assigns in said property become endangered by reason of the enforcement of any prior lien or incumbrance thereon, so as to endanger the debt hereby secured, then in any one of said events, the whole of said indebtedness hereby secured shall at once become due and payable, and this mortgage be subject to foreclosure as now provided by the law in case of past due mortgages, and the said Mortgagee, agents or assigns, shall be authorized to take possession of the premises hereby conveyed, and with or without first taking possession, after giving twenty-one days' notice, by publishing once a week for three consecutive weeks, the time, place and terms of sale, by publication in some newspaper published in County and State, sell the same in lots or parcels or en masse as Mortgagee, agents or assigns deem best, in front of the Court House door of said County, (or the division thereof) where said property is located, at public outcry, to the highest bidder for cash, and apply the proceeds of the sale: First, to the expense of advertising, selling and conveying, including a reasonable attorney's fee; Second, to the payment of any amounts that may have been expended, or that it may then be necessary to expend, in paying insurance, taxes, or other incumbrances, with interest thereon; Third, to the payment of said indebtedness in full, whether the same shall or shall not have fully matured at the date of said sale, but no interest shall be collected beyond the day of sale; and Fourth, the balance, if any, to be turned over to the said Mortgagor and undersigned further agree that said Mortgagee, agents, or assigns may bid at said sale and purchase said property, if the highest bidder therefor; and undersigned further agree to pay a reasonable attorney's fee to said Mortgagee or assigns, for the foreclosure of this mortgage in Chancery, should the same be so foreclosed, said fee to be a part of the debt hereby secured.

. 19 93

this 26<sup>th</sup> day of March, 19 93

Timothy E. Bragg (SEAL)  
Timothy E. Bragg  
Virginia A. Bragg (SEAL)  
Virginia A. Bragg (SEAL)  
(SEAL)

**SHELBY**

COUNTY

\_\_\_\_\_, a Notary Public in and for said County, in said state.

whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

2/11/19 day of

March

, 19 93

26<sup>th</sup> day of March, 19 93  
Lonchele Damp Notary Public  
 5/95

THE STATE of

COUNTY

a Notary Public in and for said county, in said State.

hereby certify that

whose name as \_\_\_\_\_ of \_\_\_\_\_  
is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that  
being informed of the contents of such conveyance, he, as such officer and with full authority, executed the same voluntarily for  
and as the act of said corporation.

Given under my hand and official seal this

day of

, 19

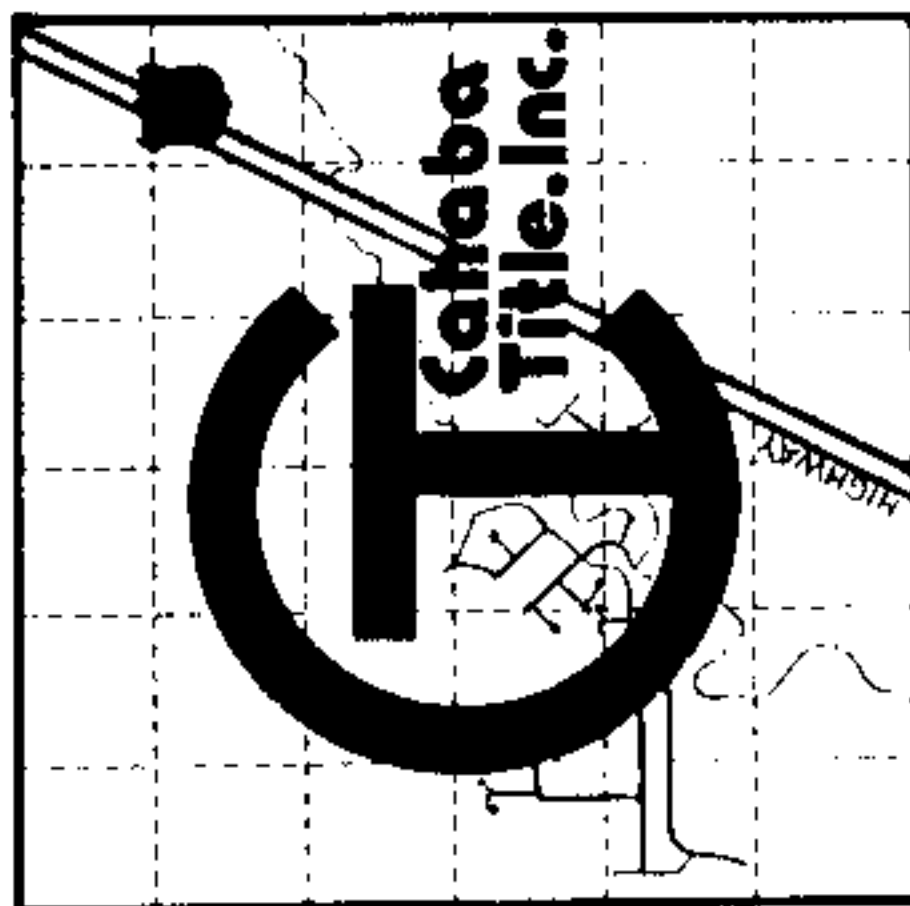
**Notary Public**

**Return to:**

19

# MORTGAGE

STATE OF ALABAMA  
COUNTY OF



**Recording Fee \$**  
**Deed Tax \$**

**This form furnished by**

# Cahoba Title, Inc.

**RIVERCHASE OFFICE**  
2068 Valleydale Road  
Birmingham, Alabama 35244  
Phone (205) 988-5600

**EASTERN OFFICE**  
213 Gadsden Highway, Suite 227  
Birmingham, Alabama 35235  
[205] 833-1571