

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557
Columbiana, Alabama 35051

MORTGAGE—

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

James Kenneth Rainey and wife, Judith Bowden Rainey

(hereinafter called "Mortgagors", whether one or more) are justly indebted, to

✓ Lola M. Rainey

(hereinafter called "Mortgagee", whether one or more), in the sum
of Fifteen Thousand and no/100----- Dollars
(\$ 15,000.00), evidenced by one promissory note of even date executed
simultaneously herewith, according to the terms and
conditions of said note.

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, James Kenneth Rainey and
wife, Judith Bowden Rainey

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:

SEE ATTACHED EXHIBIT "A" FOR DESCRIPTION OF SUBJECT PROPERTY.

Inst # 1993-10532

600 Sweetgum Rd.
Calera, AL 35040

04/16/1993-10532
02:29 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 34.00

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

To Have And To Hold the above granted property unto the said Mortgagee, Mortgagee's successors, heirs, and assigns forever; and for the purpose of further securing the payment of said indebtedness, the undersigned agrees to pay all taxes or assessments when imposed legally upon said premises, and should default be made in the payment of same, the said Mortgagee may at Mortgagee's option pay off the same; and to further secure said indebtedness, first above named undersigned agrees to keep the improvements on said real estate insured against loss or damage by fire, lightning and tornado for the fair and reasonable insurable value thereof, in companies satisfactory to the Mortgagee, with loss, if any, payable to said Mortgagee, as Mortgagee's interest may appear, and to promptly deliver said policies, or any renewal of said policies to said Mortgagee; and if undersigned fail to keep said property insured as above specified, or fail to deliver said insurance policies to said Mortgagee, then the said Mortgagee, or assigns, may at Mortgagee's option insure said property for said sum, for Mortgagee's own benefit, the policy if collected, to be credited on said indebtedness, less cost of collecting same; all amounts so expended by said Mortgagee for taxes, assessments or insurance, shall become a debt to said Mortgagee or assigns, additional to the debt hereby specially secured, and shall be covered by this Mortgage, and bear interest from date of payment by said Mortgagee, or assigns, and be at once due and payable.

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 sum 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 in subject to foreclosure as now provided by law in case of past due mortgages, and 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 said 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.

IN WITNESS WHEREOF the undersigned James Kenneth Rainey and wife,
Judith Bowden Rainey
have hereunto set OUR signature and seal, this 16th day of April, 1993
James Kenneth Rainey (SEAL)
Judith Bowden Rainey (SEAL)

THE STATE of Alabama }
Shelby COUNTY }
I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that James Kenneth Rainey and wife, Judith Bowden Rainey
whose name 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 16th day of April, 1993
Notary Public.

THE STATE of }
COUNTY }
I, a Notary Public in and for said County, in said State,
hereby certify that
whose name as of
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me, on this day that, 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 the day of 19
Notary Public

Return to: TO

MORTGAGE DEED

Recording Fee \$
Deed Tax \$

This form furnished by
HARRISON, CONWILL, HARRISON
& JUSTICE
P. O. Box 557
Columbiana, Alabama 35051

EXHIBIT "A"

Parcel "A" and Easement to Parcel "A" as shown by map of Lola M. Rainey Subdivision, as recorded in Map Book 17, page 31, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

PARCEL A: Begin at the Northwest corner of the NW 1/4 of the SW 1/4, Section 9, Township 22 South, Range 1 West; thence run Easterly along the northern boundary of said 1/4 - 1/4 for a distance of 1325.30 feet to a point, being the Northeast corner of said 1/4 - 1/4; thence turn an angle of 91 degrees 28 minutes 29 seconds to the right and run southerly along the east boundary of said 1/4 - 1/4 for a distance of 492.99 feet to a point; thence turn an angle of 88 degrees 31 minutes 31 seconds to the right and run westerly for a distance of 1325.70 feet to a point, being a point on the west boundary line of said 1/4 - 1/4; thence turn an angle of 91 degrees 31 minutes 17 seconds to the right and run northerly along the said west boundary line of said 1/4 - 1/4 for a distance of 493.00 feet to the point of beginning. Said parcel is lying in the NW 1/4 of the SW 1/4, Section 9, Township 22 South, Range 1 West, and contains 15.00 acres.

EASEMENT TO PARCEL A:

Commence at the Southwest corner of the NW 1/4 of SW 1/4, Section 9, Township 22 South, Range 1 West; thence run northerly along the west boundary of said 1/4 - 1/4 for a distance of 320.82 feet to the point of beginning of the easement herein described; thence continue northerly along the west boundary of said 1/4 - 1/4, being along the west boundary of said easement, for a distance of 537.79 feet to the point of ending of said easement; said easement being 30 feet in width; lying along a portion of the west boundary of the NW 1/4 of the SW 1/4, Section 9, Township 22 South, Range 1 West.

SUBJECT to all restrictions and conditions noted on the map of said subdivision, including specifically the condition that the parcels in said subdivision are for the exclusive use of Grantor's family members and shall remain as such unless required public improvements are constructed in accordance with the Shelby County Subdivision Regulations.

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