Eastern Office (205) 833-1571 FAX 833-1577 Riverchase Office (205) 988-5600 FAX 988-5905

(988-5905	
		ű
		28
		ญั
		'n

This	instrum	¢nt	was	ргера	red	by:	
48.1				TAC	T	マロソ	እ ጥጥ (

(Name) | DOUGLAS L. KEY, ATTORNEY AT LAW (Address) | 2100 11th Avenue North

dress) 2100 llth Avenue North
Birmingham, AL 35234

MORTGAGE

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

LISA G. MORRIS, an unmarried woman,

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

EBSCO FEDERAL CREDIT UNION

(\$ 24,000.00), evidenced by one promissory installment note bearing even date herewith with interest at the rate of 8.0 percent per annum from date and payable in 179 monthly installments of \$231.63 each, and one final installment of \$228.31, the first installment being due and payable on August 31, 1993, after date hereof, and one such remaining installment shall be due on the same day of month thereafter until the entire indebtedness evidenced hereby shall have been fully paid.

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,

LISA G. 'MORRIS, an unmarried woman,

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 2, according to the Survey of Bent Pine Acres, as recorded in Map Book 17, Page 65, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

This mortgage expressly includes one 1990 Chandel Mobile Home, Model #2802 3B2, Serial Number CHIAL00968A, which is permanently affixed to the above described real property being mortgaged herein.

THIS IS A PURCHASE MONEY FIRST MORTGAGE.

NON ASSUMPTION AND TRANSFER CLAUSE:

If all or any part of the property or an interest therein is sold or transferred by Borrower(s) without Lender's prior written consent, Lender may, at Lender's option, declare all the sums secured by this mortgage to be immediately due and payable and subject to any remedies as outlined herein.

Inst # 1993-22834

Said property is warranted free from all incumbrances and against any advanced the Best as stated above.

11:31 AM CERTIFIED

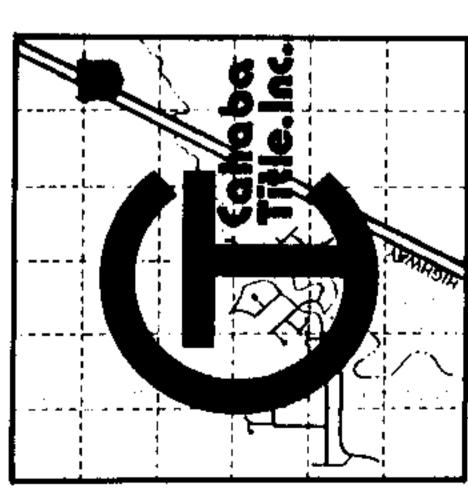
SHELBY COUNTY JUDGE OF PROBATE 002 MCD 12.00

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 tartes 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 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.

IN WITNESS WHEREOF the undersigned	LISA G. MOI	RRIS, an unm	arried woman	1 ,
have hereunto set her signature	and seal, this	LISA G. MOR	August MANA RIS 993-22834	. 19 93
<u> </u>		08/03/19	93-22034	(SEAL)
THE STATE of ALABAMA JEFFERSON COU	INTY }	11:31 AM SHELBY COUNTY J	CEKITLIER	• • •
the undersigned, Ala	•	- -	Public in and for sa	id County, in said state,
hereby certify that LISA G. MORE	RIS. an unmar:	_		
being informed of the contents of the con Given under my hand and official seal		Paine x	y. Bar	Notary Public
THE STATE of	•			
	ITY }			
I.		a Notary	Public in and for sa	id county, in said State,
hereby certify that				•
whose name as	nveyance, he, as such o	of own to me acknofficer and with full day of	owledged before n authority, executed	the same voluntarily for
				Notary Public
			l l	

STATE OF ALA COUNTY OF



Recording Fee Deed Tax

RIVERCHASE OFFICE form furnished by

len Highway, Suite 2% Iam, Alabama 35235 Birmingham, Alabama 35244 Phone (205) 988-5600 EASTERN OFFICE 213 Gadsd

833-1571

Birmingh

3 Valleydale Road

2068

Return to: