

This instrument was prepared by

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Form 1-1-22 Rev. 1-86

MORTGAGE—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Kenneth J. Wilson and wife, Connie E. Wilson

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

James G. Alston, Jr.; Malissa Kay Alston; and Carol Lacey Alston

(hereinafter called "Mortgagee", whether one or more), in the sum
of Three Thousand, Seven Hundred Fifty and no/100----- Dollars
(\$ 3,750.00), evidenced by a real estate mortgage note of even date.

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,

Kenneth J. Wilson and wife, Connie E. Wilson

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:

Commence for the point of beginning at the Northwest corner of the Southeast Quarter of the Northeast Quarter of Section 30, Township 21 South, Range 1 East; run thence South 88 degrees 33 minutes 16 seconds East along the North line of said Quarter-Quarter Section for 245.28 feet; run thence South 08 degrees 45 minutes 58 seconds West for 565.67 feet; run thence North 74 degrees 21 minutes 21 seconds West for 289.95 feet; run thence North 36 degrees 38 minutes 49 seconds West for 40.00 feet; run thence in a Northeasterly direction along a curve to the left having a radius of 330.00 feet, a chord bearing of North 20 degrees 50 minutes 42 seconds East for 354.7 feet, for an arc length of 374.47 feet to a point on the cul-de-sac of Stillwood Drive; run thence in a Northwesterly direction along said cul-de-sac and a curve to the left having a radius of 55.00 feet, a chord-bearing of North 04 degrees 48 minutes 53 seconds West for 88.07 feet, for an arc length of 102.11 feet; run thence in a Northwesterly direction along said cul-de-sac and a curve to the right having a radius of 25.00 feet, a chord-bearing of North 36 degrees 32 minutes 37 seconds West for 18.28 feet, for an arc length of 18.72 feet to a point on the East right-of-way of Stillwood Drive; run thence in a North-westerly direction along said right-of-way and a curve to the left having a radius of 417.86 feet, a chord-bearing of North 16 degrees 37 minutes 43 seconds West for 22.34 feet, with an arc length of 22.34 feet; run thence South 89 degrees 32 minutes 35 seconds East for 42.44 feet to the point of beginning. Said land being in the Northeast Quarter of Section 30, Township 21 South, Range 1 East, Shelby County, Alabama.

THIS IS A PURCHASE MONEY MORTGAGE.

Inst # 1994-10633

04/01/1994-10633
10:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 17.70

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 be subject to foreclosure as now provided by 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 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

Kenneth J. Wilson and wife, Connie E. Wilson

have hereunto set our signature ^S and seal, this 31st day of March, 1994.

Kenneth J. Wilson (SEAL)
Kenneth J. Wilson

(SEAL)

Connie E. Wilson (SEAL)
Connie E. Wilson

(SEAL)

THE STATE of ALABAMA
SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kenneth J. Wilson and wife, Connie E. Wilson

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 31st day of March, 1994.

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, 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 the day of, 19

Notary Public

Return to:

TO

MORTGAGE DEED

Inst # 1994-10633

04/01/1994-10633
10:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 17.70

THIS FORM FROM

Lawyers Title Insurance Corporation

Title Guaranty Division

TITLE INSURANCE - ABSTRACTS

Birmingham, Alabama