



THIS MORTGAGE is made this 29 day of July 1994, between the Grantor, JAMES E. WOODWARD AND WIFE, LINDA H. WOODWARD (herein "Borrower"), and the Mortgagee, ALABAMA TELCO CREDIT UNION, a corporation existing under the laws of THE STATE OF ALABAMA whose address is P.O. BOX 360287, BIRMINGHAM AL 35236-0287.

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 21,000.00 which indebtedness is evidenced by Borrower's note dated July 29, 1994 and referenced and incorporated therein "Note"), providing for monthly installments of principal and interest with the balance of principal and interest, if not sooner paid, due and payable on July 29, 1995

To SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of the Mortgage, and the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby grant and convey to Lender and Lender's successors and assigns with power of sale, the following described property located in the County of SHELBY, State of Alabama:

Lot 1, according to the Survey of Valley Brook, Phase 1, as recorded in Map Book 10 page 56 in the Probate Office of Shelby County, Alabama: being situated in Shelby County, Alabama.

ALSO, the following described parcel: Commence at the Southeast corner of said Lot 3 and the Southwest corner of Lot 1 of Valleybrook, Phase 1; thence run Northwest along the East lotline of said Lot 2 a distance of 76.70 feet to a brick retaining wall and the point of beginning; thence turn left 7 deg. 58 min. 24 sec. and run Northwest along said wall 18.00 feet; thence turn right 100 deg. 51 min. 43 sec. and run East along said wall 2.5 feet; thence turn right 87 deg. 06 min. 41 sec. and run Southeast along said East line of Lot 2 a distance of 17.70 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst. 1994-2-300

08/05/1994-24500
09:27 AM CERTIFIED
DELIVERY MADE BY AIRMAIL
104 103 17.00

which has the address of 2460 Valley Brook Dr Birmingham
 (Post)
 Alabama 35244
 (Post) Domain "Property Address":

TO HAVE AND TO HOLD such property unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all contents, rights, appurtenances and rents, all of which shall be deemed to be and remain a part of the property secured by this Mortgage, and all of the foregoing, together with said property and the benefits and use of this Mortgage (even a household) are hereby assigned to and the property of

[illegible]

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.

2. **Funds for Taxes and Insurance.** Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Mortgage and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and (from time to time) by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage and deed of trust if such holder is an institutional lender.

If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits in which are insured or guaranteed by a Federal or state agency (including Lender if Lender is such an institution or lender) and Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may, but is not required to, holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills. Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower; and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, within 90 days, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which such debits to the Funds was made. The Funds are pledged as additional security for the sums secured by this Mortgage.

If the amount of the Funds held by Lender, together with the future monthly installments of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be paid to Borrower, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. In the event the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency in any or more payments. Lender may require.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 17 hereof the Property is sold or the Property is otherwise disposed of, the Funds held by Lender shall apply, no later than immediately prior to the sale of the Property or its disposition by Lender, to the Funds held by Lender at the time of application as a credit against the sums secured by this Mortgage.

3. **Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first to payment of amounts payable to Lender by the Borrower under paragraph 2 hereof; then to interest payable on the Note, and then to the principal of the Note.

4. **Prior Mortgages and Deeds of Trust; Charges; Liens.** Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attach a lien over this Mortgage, and leasehold payments or ground rents, if any.

5. **Hazard Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage", and such other hazards as Lender may require and in such amounts and for such periods as Lender may require.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender, provided that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and on a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make good of loss if not made promptly by Borrower.

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either in restoration or repair of the Property or to the sums secured by this Mortgage.

6. **Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments.** Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents.

7. **Protection of Lender's Security.** If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such action as is necessary to protect Lender's interest. If Lender required mortgage insurance as a condition of making the loan secured by this Mortgage, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, at the Note rate, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

8. **Inspection.** Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lender's interest in the Property.

9. **Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for compensation in lieu of condemnation, are hereby assigned and shall be paid to Lender, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

10. **Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

11. **Successors and Assigns Bound; Joint and Several Liability; Co-signers.** The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 16 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who co-signs this Mortgage, but does not execute the Note, (a) is co-signing this Mortgage only to mortgage, grant and convey that Borrower's interest in the Property to Lender under the terms of this Mortgage, (b) is not personally liable on the Note or under this Mortgage, and (c) agrees that Lender and any other Borrowers hereunder may agree to extend, modify, forbear, or make any other accommodations with regard to the terms of this Mortgage or the Note without that Borrower's consent and without releasing that Borrower or modifying this Mortgage as to that Borrower's interest in the Property.

12. **Notice.** Except for any notice required under applicable law to be given in another manner, (a) all notices to Borrower provided for in this Mortgage shall be given by delivering it or by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

13. **Governing Law; Severability.** The state and local laws applicable to this Mortgage shall be the laws of the jurisdiction in which the Property is located. The foregoing sentence shall not limit the applicability of Federal law to this Mortgage. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of this Mortgage and the Note are declared to be severable. As used herein, "costs", "expenses" and "attorneys' fees" include all sums to the extent not prohibited by applicable law as limited herein.

14. **Borrower's Copy.** Borrower shall be furnished a confirmed copy of the Note and of this Mortgage at the time of execution or after recordation hereof.

15. **Rehabilitation Loan Agreement.** Borrower shall fulfill all of Borrower's obligations under any loan agreement, including, improvement, repair, or other loan agreement which Borrower enters into with Lender. Lender, at Lender's expense, may require Borrower to execute and deliver to Lender, in a form acceptable to Lender, an assignment of any rights, claims or defenses which Borrower may have against parties who supply labor, materials or services in connection with improvements made to the Property.

16. **Transfer of the Property or a Beneficial Interest in Borrower.** If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment by cash of all sums secured by this Mortgage. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Mortgage.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Mortgage. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Mortgage without further notice or demand on Borrower.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

17. **Acceleration; Remedies.** Except as provided in paragraph 16 hereof, upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Lender prior to acceleration shall give notice to Borrower as provided in paragraph 12 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 10 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage and sale of Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the nonexistence of a default or any other defense of Borrower to acceleration and sale. If the breach is not cured on or before the date specified in the notice, Lender at Lender's option may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may invoke the power of sale and any other remedies permitted by applicable law. Lender shall be entitled to collect all reasonable costs and expenses incurred in pursuing the remedies provided in this paragraph 17, including, but not limited to, reasonable attorneys' fees.

If Lender invokes the power of sale, Lender shall send a copy of a notice of sale to Borrower in the manner provided in paragraph 12 hereof. Lender shall publish the notice of sale once a week for three consecutive weeks in some newspaper published in _____ County, Alabama, and thereupon shall sell the Property to the highest bidder at public auction at the front door of the County Courthouse of said County. Lender shall deliver to the purchaser Lender's deed conveying the Property as sold. Lender or Lender's designee may purchase the Property at any sale. Borrower covenants and agrees that the proceeds of the sale shall be applied in the following order: (a) to all reasonable costs and expenses of the sale, including, but not limited to, reasonable attorneys' fees and costs of title evidence; (b) to all sums secured by this Mortgage and to the excess, if any, to the person or persons legally entitled thereto.

18. **Borrower's Right to Reinstatement.** Notwithstanding Lender's acceleration of the sums secured by this Mortgage due to Borrower's breach, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time prior to the sale of the Property if: (a) the fifth day before sale of the Property pursuant to the power of sale contained in the Mortgage or (b) entry of a judgment enforcing the Mortgage; (c) (i) Borrower pays Lender all sums which would be due under this Mortgage and the Note had no acceleration occurred; (ii) Borrower pays all expenses of any other covenants or agreements of Borrower contained in this Mortgage; (iii) Borrower pays all reasonable costs and expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage; and (iv) Lender is satisfied that the sums secured by this Mortgage are being paid; or (d) Lender is satisfied that the sums secured by this Mortgage are being paid; or (e) Lender is satisfied that the sums secured by this Mortgage are being paid; or (f) Lender is satisfied that the sums secured by this Mortgage are being paid; or (g) Lender is satisfied that the sums secured by this Mortgage are being paid; or (h) Lender is satisfied that the sums secured by this Mortgage are being paid; or (i) Lender is satisfied that the sums secured by this Mortgage are being paid; or (j) Lender is satisfied that the sums secured by this Mortgage are being paid; or (k) Lender is satisfied that the sums secured by this Mortgage are being paid; or (l) Lender is satisfied that the sums secured by this Mortgage are being paid; or (m) Lender is satisfied that the sums secured by this Mortgage are being paid; or (n) Lender is satisfied that the sums secured by this Mortgage are being paid; or (o) Lender is satisfied that the sums secured by this Mortgage are being paid; or (p) Lender is satisfied that the sums secured by this Mortgage are being paid; or (q) Lender is satisfied that the sums secured by this Mortgage are being paid; or (r) Lender is satisfied that the sums secured by this Mortgage are being paid; or (s) Lender is satisfied that the sums secured by this Mortgage are being paid; or (t) Lender is satisfied that the sums secured by this Mortgage are being paid; or (u) Lender is satisfied that the sums secured by this Mortgage are being paid; or (v) Lender is satisfied that the sums secured by this Mortgage are being paid; or (w) Lender is satisfied that the sums secured by this Mortgage are being paid; or (x) Lender is satisfied that the sums secured by this Mortgage are being paid; or (y) Lender is satisfied that the sums secured by this Mortgage are being paid; or (z) Lender is satisfied that the sums secured by this Mortgage are being paid.

19. Assignment of Rents; Appointment of Receiver; Lender in Possession. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 17 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 17 hereof or abandonment of the Property, Lender, in person, by agent or by judicially appointed receiver, shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collections of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Mortgage. Lender and the receiver shall be liable to account only for those rents actually received.

20. Release. Upon payment of all sums secured by this Mortgage, this Mortgage shall become null and void and Lender shall release this Mortgage without charge to Borrower. Borrower shall pay all costs of acceleration, if any.

21. Waiver of Homestead, Dower and Curtesy. Borrower hereby waives all rights of homestead exemption in the Property and relinquishes all right of dower and curtesy in the Property.

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Shelby Cnty Judge of Probate, AL
08/05/1994 09:27:10 FILED/CERTIFIED

**REQUEST FOR NOTICE OF DEFAULT
AND FORECLOSURE UNDER SUPERIOR
MORTGAGES OR DEEDS OF TRUST**

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, of any default under the superior encumbrance and of any sale or other foreclosure action.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

Signed, sealed and delivered in the presence of:

JAMES E. WOODWARD

LINDA H. WOODWARD

STATE OF ALABAMA, Jefferson County ss.

On this 29 day of JULY, 1994, I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county and in said state, hereby certify that JAMES E. WOODWARD AND WIFE, LINDA H. WOODWARD, whose names ARE signed to the foregoing conveyance, and who ARE known to me, acknowledged before me that, being informed of the contents of the conveyance, they executed the same voluntarily and as of their own free will and act on the day the same bears date.

Given under my hand and seal of office this the 29 day of JULY, 1994.

My Commission expires 7-14-97

Cheryl H. McKay

This instrument was prepared by Cheryl McKay
Alabama Telco Credit Union
1849 6th Dr
Birmingham AL 35244

(Space Below This Line Reserved For Lender and Recorder)

1994-08-05-000245001