

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head

(Address) Columbiana, Alabama 35051

Form 1-1-22 Rev. 1-66

MORTGAGE—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Leverne Carden

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

J. B. Winslett and Bill Jett

(hereinafter called "Mortgagee", whether one or more), in the sum  
Dollars

of Fifteen Thousand & no/100

(\$ 15,000.00 ), evidenced by one promissory note of this date in the amount of \$15,000.00, due and payable upon conveyance of property described on Real Estate Contract executed simultaneously herewith, to payees, or within 30 days from the date hereof, whichever should first occur. In the event of default, interest will accrue at the rate of 12.9% per annum.

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,

Leverne Carden

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:

The North half of NE 1/4 of Section 11, Township 24 North, Range 15 East, less and except those parcels thereof which have heretofore been conveyed by W. Ernest Carden.

ALSO, the following described parcel of real estate: Begin at the intersection of the North right of way of Shelby County Highway No. 46 with the West right of way of Shelby County Highway No. 76 and run thence West along the North right of way line of said Shelby County Highway No. 46 a distance of 300 feet; thence run North, parallel with the West right of way line of said Shelby County Highway No. 76, a distance of 300 feet; thence run East, parallel with the North line of said Shelby County Highway No. 46 a distance of 300 feet to a point on the West right of way line of said Shelby County Highway No. 76; thence run South along the West right of way line of said Shelby County Highway No. 76, a distance of 300 feet to the point of beginning, being situated in the North half of the NE 1/4 of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama.

*J B Winslett*

*121 South River Dr*

*Shelby, Ala 35143*

Inst # 1994-24501

08/05/1994-24501  
09:30 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 33.50

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

Inst # 1994-24501

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

have hereunto set my signature and seal, this 4 day of August, 19 94.  
Leverne Carden (SEAL)  
(Leverne Carden)  
(SEAL)  
(SEAL)  
(SEAL)

THE STATE of SHELBY }  
SHELBY COUNTY }  
I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Leverne Carden

whose name 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 the conveyance she executed the same voluntarily on the day the same bears date.  
Given under my hand and official seal this 4 day of August, 19 94  
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  
Inst # 1994-24501, Notary Public

08/05/1994-24501  
09:30 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 33.50

Return to:  
TO  
MORTGAGE DEED  
THIS FORM FROM  
Lawyers Title Insurance Corporation  
Title Guarantees Division  
TITLE INSURANCE - ABSTRACTS  
Birmingham, Alabama