

ALABAMA REAL ESTATE MORTGAGE

Amount Financed \$ 40,222.00

The State of Alabama, Shelby County. Know All Men By These Presents: That whereas, James Northcutt and Nancy Northcutt (Husband and Wife), Mortgagors are indebted on, their promissory note of even date, in the Amount Financed stated above, payable to the order of Norwest Financial Alabama, Inc., Mortgagee, evidencing a loan made to Mortgagors by Mortgagee. Said Note is payable in monthly instalments and according to the terms thereof, payment may be made in advance in any amount at any time and default in paying any instalment shall, at the option of the holder of the Note and without notice or demand, render the entire unpaid balance thereof at once due and payable, less any required refund or credit of interest.

NOW, THEREFORE, in consideration of said loan and to further secure the payment of said Note or Notes executed and delivered to Mortgagee by Mortgagors at any time before the entire indebtedness secured hereby shall be paid in full, evidencing a refinancing of any unpaid balance of the Note above described, or renewal thereof, the Mortgagors hereby grant, bargain, sell and convey to the Mortgagee the following described real estate lying and being situated in Shelby County, State of Alabama, to wit:

See Attached Schedule A

Inst # 1994-25231

08/12/1994-25231
11:23 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MCD 71.45

warranted free from all incumbrances and against any adverse claims.

TO HAVE AND TO HOLD the aforegranted premises, together with the improvements and appurtenances thereunto belonging, unto the said Mortgagee, its successors and assigns forever.

UPON CONDITION, HOWEVER, that if Mortgagors shall well and truly pay, or cause to be paid, the said Note or Notes, and each and all of them, and each and every instalment thereof when due, then this conveyance shall become null and void. But should Mortgagors fail to pay the Note or Notes, or any instalment thereof when due, or if any covenant herein is breached, then Mortgagee, its successors, assigns, agent or attorneys are hereby authorized and empowered to sell the said property hereby conveyed at auction for cash, in front of the Court House door in the County in which the said property is located, first having given notice thereof for four successive weeks by publication in any newspaper published in the County in which said property is located, and execute proper conveyance to the purchaser, and out of the proceeds of said sale the Mortgagee shall retain enough to pay said Note or Notes and interest thereon, and the balance, if any, pay over the Mortgagors. The Mortgagee or its assigns are authorized to bid for said property and become the purchaser at said sale.

Mortgagors further specially waive all exemptions which Mortgagors now or hereafter may be entitled to under the Constitution and laws of this or any other State. Mortgagors agree to sell or transfer the aforegranted premises, or any part, without Mortgagee's prior written consent and any such sale or transfer without Mortgagee's prior written consent shall constitute a default under the terms hereof. Whenever the context so requires plural words shall be construed in the singular.

IN TESTIMONY WHEREOF, Mortgagors have hereunto set their hands and affixed their seals this 11th day of August, 19 94.

Witness: _____

James Northcutt

(L.S.) ☒ SIGN HERE

Witness: _____

Nancy Northcutt

(L.S.) ☒ SIGN HERE

(If married, both husband and wife must sign)

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned authority, in and for said County in said State, hereby certify that James Northcutt and Nancy Northcutt (Husband and Wife) 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, They executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 11th day of August, 19 94.

my commission expires 4/16/97

[Signature]
Notary Public.

This instrument was prepared by: Rendi McMinn; 1841 Montgomery Hwy 105 Hoover, AL 35244

GUARANTY Land Title

SCHEDULE A

PROPERTY DESCRIPTION:

State of Alabama

Shelby County

A parcel of land in the SE 1/4 of the NE 1/4 of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, more particularly described as follows:

From the SW Corner of said 1/4 - 1/4 Section run North along the West Boundary thereof for a distance of 127.91 feet to the point of beginning of the property herein described; thence continue on the same course for a distance of 520.54 feet to the Southwest right of way line of Alabama Highway No. 25; thence turn an angle to the right of 97 degrees 42 minutes and 53 seconds and run in a Southeasterly direction along said right of way line for a distance of 150.0 feet; thence turn an angle to the right of 82 degrees 07 minutes 46 seconds and run South for a distance of 500.00 feet; thence turn an angle to the right of 90 degrees and run West for a distance of 150.00 feet to the point of beginning of the property herein described, containing 1.749 acres, more or less.

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