

This instrument was prepared by

(Name) Larry L. Halcomb
3512 Old Montgomery Highway
(Address) Birmingham, Alabama 35209

MORTGAGE- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Thomas B. Burnett AND WIFE, Jacqueline Albright Burnett
(hereinafter called "Mortgagors", whether one or more) are justly indebted, to
B. J. Jackson and Loisanne Jackson

(hereinafter called "Mortgagee", whether one or more), in the sum
of Twenty Five Thousand and No/100----- Dollars
(\$ 25,000.00), evidenced by promissory note of even date herewith, having a final maturity
of September 30, 1999.

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,

Thomas B. Burnett and wife, Jacqueline Albright Burnett

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:

See Legal Description on attached Exhibit "A".

The debt secured hereby may not be assigned by a subsequent owner of subject property
without first obtaining written consent of the mortgagees.

Mortgagors agree to pay real estate taxes and insurance promptly each year and provide
evidence to mortgagees that said taxes and insurance have been paid.

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SHELBY COUNTY CLERK OF PROBATE
201 103 31.00

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 Mortgagee 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 Thomas B. Burnett and wife, Jacqueline Albright Burnett have hereunto set OUR signatures and seal, this 26th day of September, 1994

Thomas B. Burnett (SEAL)
Thomas B. Burnett
Jacqueline Albright Burnett (SEAL)
Jacqueline Albright Burnett (SEAL)
(SEAL)

THE STATE of ALABAMA
JEFFERSON COUNTY

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Thomas B. Burnett and wife, Jacqueline Albright Burnett

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 26th day of September, 1994
[Signature] 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:
LARRY L. HALCOMB
ATTORNEY AT LAW
3512 OLD MONTGOMERY HWY
BIRMINGHAM, AL 35208

TO

MORTGAGE DEED

This form furnished by

LAND TITLE COMPANY OF ALABAMA
900 20TH STREET NORTH
BIRMINGHAM, ALABAMA 35203-2893
(205) 251-2871

LT006

EXHIBIT "A"

Inst # 1994-30137

Commence at the N.E. corner of the N.E. $\frac{1}{4}$ -N.E. $\frac{1}{4}$ Section 1, Township 22 South, Range 3 West and run in a westerly direction along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 889.22' feet; thence turn an angle to the left of $93^{\circ}41'29''$ and run in a southerly direction for a distance of 684.59' feet; thence turn an angle to the left of $38^{\circ}21'40''$ and run in a southeasterly direction for a distance of 117.55' feet to an iron pin said point being the point of beginning; thence turn an angle to the left of $93^{\circ}50'11''$ and run in a northeasterly direction for a distance of 368.27' feet to an iron pin said point being the centerline of a 60' foot easement for ingress and egress; thence turn an angle to the right of $95^{\circ}16'37''$ and run in a southeasterly direction and along the centerline of said easement for a distance of 280.93' feet to an iron pin; thence turn an angle to the right of $85^{\circ}36'23''$ and run in a southwesterly direction and along the centerline of said easement for a distance of 62.05' feet to the centerline of the existing 60.0' foot easement as recorded in DEED BOOK 202, PAGE 453; thence continue along the last described course and along the centerline of said easement for a distance of 497.34' feet to an iron pin at the centerline of Spring Creek; thence turn to the right and in a northerly direction run along the centerline of said creek for a distance of 435.50' feet more or less to a point; thence turn to the right and run in a northeasterly direction and leaving said creek for a distance of 12.0' feet to the point of beginning. All being situated in Shelby County, Alabama.

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08:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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