

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
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(205) 988-5600
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This instrument was prepared by:
(Name) James R. Kramer, Attorney
(Address) P.O. Box 1012
Alabaster, AL 35007

MORTGAGE

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

John David Bowen and Ann Boyd

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

John R. Cannady and wife, Peggy S. Cannady

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

of Twenty-Eight Thousand, Eight Hundred, Seventy-Four and 52/100 Dollars
(\$ 28,874.52), evidenced by Mortgage Note of even date

12/09/1994-36260
02:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 54.35

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,

John David Bowen and Ann Boyd

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:

Begin at the SW corner of the N 1/2 of the NW 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; thence in an easterly direction along the South boundary of said half 1/4-1/4 section, 1,077.00 feet, more or less, to intersection with the Northwest right-of-way boundary of a public road; thence in a Northeasterly direction along said Northwest right-of-way boundary 136.00 feet to the point of beginning; thence continue in a Northeasterly direction along said right-of-way boundary 50.00 feet; thence turn 90 deg. 00 min. to the left in a Northwesterly direction 137.65 feet; thence turn 90 deg. 00 min. to the left in a Southwesterly direction 109.60 feet; thence in an Easterly direction along a line parallel to said south boundary 150.00 feet, more or less to the point of beginning.

Subject to all easements, rights of way and restrictions of record.

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

Inst # 1994-36260

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 sums 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 the 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 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

John David Bowen and Ann Boyd

have hereunto set our signature S

and seal, this

day of

19

John David Bowen
John David Bowen

(SEAL)

Ann Boyd
Ann Boyd

(SEAL)

(SEAL)

(SEAL)

Inst # 1994-36260

THE STATE of Alabama
Shelby

COUNTY }

12/09/1994-36260
02:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE HCD

I, the undersigned

hereby certify that John David Bowen and Ann Boyd

whose name is assigned 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

day of

1994

Kay V. Tate

Notary Public

THE STATE of

Shelby

COUNTY }

I, the undersigned

a Notary Public in and for said county, in said State.

hereby certify that John David Bowen and Ann Boyd

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

day of

19

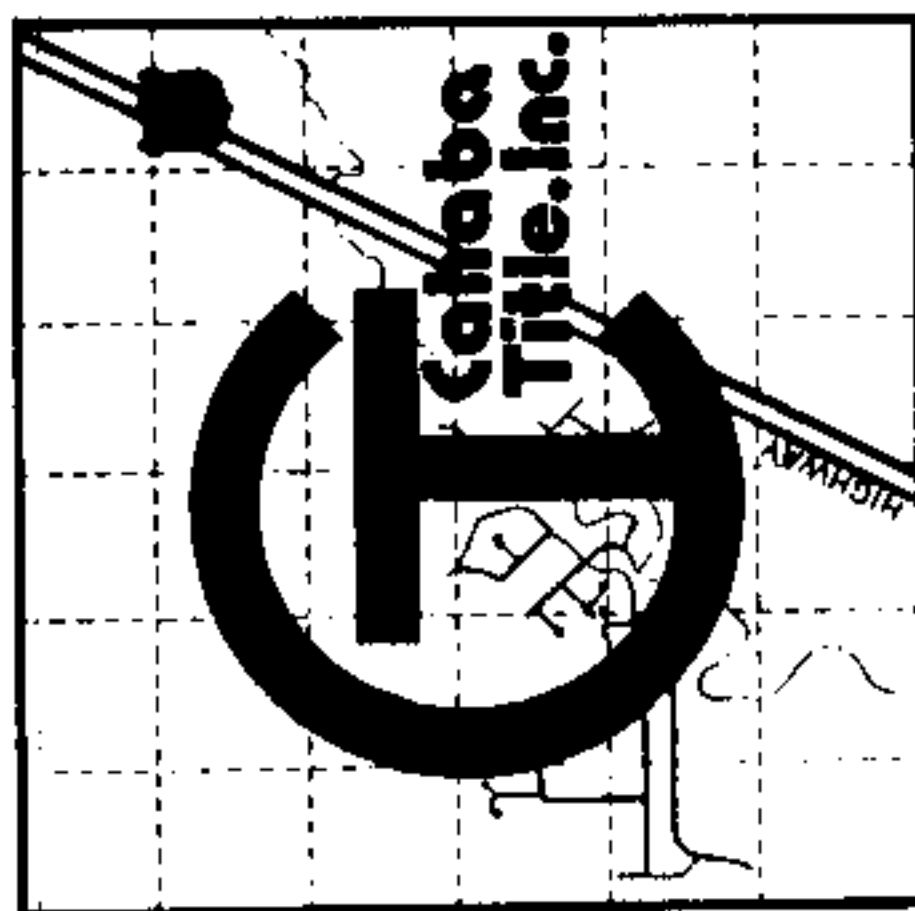
Notary Public

Return to:

TO

MORTGAGE

STATE OF ALABAMA
COUNTY OF



Recording Fee \$
Deed Tax \$

This form furnished by

Cahaba Title, Inc.

RIVERCHASE OFFICE

2068 Valleydale Road
Birmingham, Alabama 35244
Phone (205) 988-5600

EASTERN OFFICE

213 Gadsden Highway, Suite 227
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