

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557
Columbiana, Alabama 35051

MORTGAGE—

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS: That Whereas,
Frank I. Owen, Jr. , single

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

Ordise M. Moore ,

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

of Thirty-five Thousand and no/100

(\$ 35,000.00

Dollars

), evidenced by a promissory note executed simultaneously herewith.

Inst # 1994-37734

12/29/1994-37734

02:48 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MCD 63.50

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,

Frank I. Owen, Jr.

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:

Commence at the southeast corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama, and run thence northerly along the east line of said quarter-quarter section a distance of 663.87 feet to the point of beginning of the property being described; thence continue along last described course a distance of 663.62 feet to a point; thence turn 91° 35' 19" left and run westerly a distance of 907.89 feet to a point on the easterly margin of Alabama Highway No. 25; thence turn 71° 25' 25" to the left and run southwesterly along said margin of said Highway a distance of 325.00 feet to a point in the centerline of Spring Branch; thence turn 84° 43' 33" left and run along centerline of said branch 138.76 feet to a point; thence turn 3° 47' 31" left and continue along centerline of said branch 65.10 feet to a point; thence turn 41° 50' 02" right and continue along centerline of said branch 52.17 feet to a point; thence turn 81° 44' 57" left and continue along centerline of said branch 15.32 feet to a point; thence turn 76° 30' 45" right and continue along centerline of said branch 55.99 feet to a point; thence turn 17° 30' 49" right and continue along centerline of said branch 40.80 feet to a point; thence turn 4° 09' 28" left and continue along centerline of said branch 111.95 feet to a point; thence turn 21° 10' 25" left and continue along said centerline of said branch 51.22 feet to a point; thence turn 48° 17' 19" left and run easterly 652.12 feet to the point of beginning.

This is a purchase money mortgage.

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 in subject to foreclosure as now provided by law in case of past due mortgages, and 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 Frank I. Owen, Jr.

have hereunto set his/her/their signature (s) and seal, this 29th day of December, 19 94

Frank I. Owen, Jr. (SEAL)
(SEAL)
(SEAL)
(SEAL)

THE STATE of ALABAMA
SHELBY COUNTY }

I, the undersigned
hereby certify that Frank I. Owen, Jr., single

, a Notary Public in and for said County, in said State,

whose name (s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day,
that being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 29th day of December, 19 94

William R. Justice Notary Public.

THE STATE of
COUNTY }

I,
hereby certify that

, a Notary Public in and for said County, in said State,

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, 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:

TO

MORTGAGE DEED

Inst # 1994-37734
12/29/1994-37734
02:48 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 63.50

Recording Fee \$
Deed Tax \$

This form furnished by
HARRISON, CONWILL, HARRISON
& JUSTICE
P. O. Box 557
Columbiana, Alabama 35051