

This instrument was prepared by

(Name) J.N. Buckner, Jr.

(Address) 1795 E. Main Street, Prattville, AL 36066

Form 1-1-22 Rev. 1-88

MORTGAGE—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS: That Whereas,
MURRAY W. DOROUGH, a married man

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

BANK OF PRATTVILLE

(hereinafter called "Mortgagee", whether one or more), in the sum
of Twenty-Nine Thousand and No/100----- Dollars
(\$ 29,000.00), evidenced by a promissory note of even date payable as follows,
to wit: due and payable in 180 successive monthly installments of Three Hundred Eleven
and 64/100 (\$311.64) with the first payment being due on the 25th day of February 1995,
and a like amount due on the 25th day of each month thereafter until paid in full.

The note which this mortgage secures is a Variable Rate Note and the increase or decrease
in the interest rate described in said note may increase or decrease the number of monthly
payments due under said note.

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,

MURRAY W. DOROUGH, a married man

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:

E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, and the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 26,
T20S, R1E, Shelby County, Alabama, and containing 30 acres, more or less.

LESS AND EXCEPT the following described tract of land:

Begin at the NW corner of the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, T20S, R1E; thence
proceed E, along the N line of said $\frac{1}{4}$ $\frac{1}{4}$ Section for a distance of 168.63'; thence turn a
deflection angle of 90° 06' 53" to the right and proceed for a distance of 258.32'; thence
turn a deflection angle of 89° 53' 07" to the right and proceed for a distance of 168.63'
to the W line of the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section; thence turn a deflection angle
of 90° 06' 53" to the right and proceed N along said W line for a distance of 258.32' to
the point of beginning. Situated in the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, T20S, R1E,
Shelby County, Alabama, and containing 1.00 acre. According to survey of Frank W. Wheeler,
Ala. Reg. PLS No. 3385, dated January 19, 1995.

This is a First Mortgage.

It is understood and agreed that this mortgage is intended to include and embrace and does
include and embrace any extension that might be granted on the payment of same or any
additional advances that might be granted or any extension of payment of any and all future
advances.

It is understood and agreed that in the event the note gets in a negative amortization for
six months, it will be necessary for the payments to be increased sufficiently to make a
reduction in the principal.

Inst # 1995-02467

01/30/1995-02467
12:59 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 54.50

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

Inst # 1995-02467

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 assessments 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
MURRAY W. DOROUGH, a married man

have hereunto set his signature and seal, this 26th day of January, 1994
Murray W. Dorough (SEAL)
MURRAY W. DOROUGH (SEAL)
(SEAL)
(SEAL)

THE STATE of ALABAMA }
AUTAUGA COUNTY }
I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Murray W. Dorough
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 he executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 26th day of January, 19 95
[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:

TO

MORTGAGE DEED

Inst # 1995-02467

01/30/1995-02467
12:59 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 54.50

THIS FORM FROM
Lawyers Title Insurance Corporation
Title Guarantee Division
TITLE INSURANCE - ABSTRACTS
Birmingham, Alabama