

This instrument was prepared by

**MERCHANTS & PLANTERS BANK**

P.O. Box 240, Montevallo, Alabama 35115

STATE OF ALABAMA }  
COUNTY OF SHELBY }  
                  CHILTON }

KNOW ALL MEN BY THESE PRESENTS: That this mortgage made and entered into on the day the same bears date by and between CARL W. ROAN, JR. and wife, DEBBIE LITTLE ROAN (hereinafter called "Mortgagors," whether one or more) and MERCHANTS & PLANTERS BANK, Montevallo, Alabama, a corporation (hereinafter called "Mortgagee"), WITNESSETH:

Whereas, Mortgagors are justly indebted to Mortgagee in the sum of THIRTY-ONE THOUSAND, TWO HUNDRED AND 00/100-----Dollars (\$ 31,200.00\*\* ), evidenced by promissory note bearing even date with this instrument, and due and payable in accordance with the terms of said note; and,

Whereas, Mortgagors agreed, in incurring said indebtedness, that this mortgage should be given to secure the prompt payment thereof, as well as any extensions or renewals of said indebtedness or any part or portion thereof; and,

Whereas, Mortgagors may be or hereafter become further indebted to Mortgagee as may be evidenced by promissory note or notes or otherwise, and it is the intent of the parties hereto that this mortgage shall secure any and all indebtednesses of Mortgagors to Mortgagee, whether now existing or hereafter arising, due or to become due, absolute or contingent, liquidated or unliquidated, direct or indirect, and this mortgage is to secure not only the indebtedness evidenced by the note hereinabove specifically referred to, but any and all other debts, obligations or liabilities of Mortgagors to Mortgagee, now existing or hereafter arising, and any and all extensions or renewals of same, or any part thereof, whether evidenced by note, open account, endorsement, guaranty, pledge or otherwise.

NOW, THEREFORE, in consideration of the premises, said Mortgagors, and all others executing this mortgage, do hereby grant, bargain, sell and convey unto the Mortgagee the following described real estate, together with all improvements thereon and appurtenances thereto, situated in SHELBY/CHILTON County, State of Alabama, to wit:

The West 1/2 of the SW 1/4 of the SE 1/4 of Section 11, Township 24 North, Range 12 East, Shelby County, Alabama, and a part of the NW 1/4 of the NE 1/4 of Section 14, Township 24 North, Range 12 East, Chilton County, more particularly described as follows:

Beginning at the northwest corner of said NW 1/4 of the NE 1/4 of Section 14, Township 24 North, Range 12 East and run in an easterly direction along the northerly line of said 1/4 1/4 section for a distance of 664.05 feet to a point; thence 86 deg. 22 min. 04 sec. right in a southerly direction for a distance of 97.97 feet to a point; thence 93 deg. 37 min. 56 sec. right in a westerly direction for a distance of 663.67 feet to the westerly line of said 1/4 1/4 section; thence in a northerly direction and along the westerly line of said 1/4 1/4 section for a distance of 100.0 feet to the point of beginning; being situated in Chilton County, Alabama and Shelby County, Alabama.

SUBJECT TO AN EASEMENT APPURTENANT, RESERVED BY CHARLES DAVID COOK, FOR INGRESS AND EGRESS PURPOSES, DESCRIBED AS FOLLOWS:

AN EASEMENT CONSISTING OF THIRTY (30) FEET IN WIDTH FROM THE SW CORNER OF THE PROPERTY HEREINABOVE DESCRIBED WHICH IS LOCATED WITHIN CHILTON COUNTY, ALABAMA, AND PROCEED NORTHERLY ALONG THE WEST SECTION LINE OF THE NW 1/4 OF THE NE 1/4, SECTION 14, TOWNSHIP 24 NORTH, RANGE 12 EAST, TO THE SOUTHERN BOUNDARY OF CLAY PIT ROAD; THENCE TURN RIGHT AND PROCEED EASTERLY ALONG THE BOUNDARY OF SAID CLAY PIT ROAD FOR A DISTANCE OF THIRTY (30) FEET, MORE OR LESS, TO A POINT, THENCE TURN RIGHT AND PROCEED IN A SOUTHERLY DIRECTION AND PARALLEL TO THE WEST LINE OF SAID 1/4-1/4 SECTION TO THE SOUTH LINE OF THE ABOVE DESIGNATED PROPERTY LOCATED WITHIN CHILTON COUNTY, ALABAMA. THENCE TURN RIGHT AND PROCEED WESTERLY ALONG THE SOUTH BOUNDARY LINE OF THE CHILTON COUNTY PROPERTY HEREINABOVE DESCRIBED, TO A POINT THAT SAID SOUTH BOUNDARY LINE CONNECTS TO THE EAST LINE OF SAID 1/4-1/4 SECTION, BEING THE POINT OF BEGINNING.

THIS IS A PURCHASE MONEY FIRST MORTGAGE.

Inst # 1995-06294

Said real estate is warranted free from all encumbrances and Mortgagors warrant the same against any adverse claims, except as stated above.

03/13/1995-06294  
09:24 AM CERTIFIED  
SHELBY COUNTY CLERK OF PROBATE  
57.80  
002 MCD

M A SPEARS

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 and any other indebtedness or indebtednesses secured by this mortgage, 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 and any other indebtedness or indebtednesses secured by this mortgage, 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 any other indebtedness or indebtednesses secured by this mortgage, 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 Mortgagors pay said promissory note and any renewals or extensions thereof, and pay all other indebtedness or indebtednesses secured by this mortgage, as hereinabove generally referred to, and if said Mortgagors reimburse 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 evidenced by said promissory note or any other indebtedness or indebtednesses 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 encumbrance 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 encumbrances, 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 Mortgagors 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 by Court action, should the same be so foreclosed, said fee to be a part of the debt hereby secured.

IN WITNESS WHEREOF, the undersigned Mortgagors CARL W. ROAN, JR. and wife, DEBBIE LITTLE ROAN

have hereunto set their signature and seal, this 10th day of March, 19 95

*Carl W. Roan Jr.* (SEAL)  
CARL W. ROAN, JR. (SEAL)

*Debbie Little Roan* (SEAL)  
DEBBIE LITTLE ROAN (SEAL)

THE STATE of ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that CARL W. ROAN, JR. and wife, DEBBIE LITTLE ROAN

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 10th day of March, 19 95

*[Signature]* Notary Public.

THE STATE of COUNTY

I, the undersigned, 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:

MERCHANTS & PLANTERS BANK  
P.O. Box 240  
Montevallo, Alabama 35115

MORTGAGE

Inst # 1995-06294

03/13/1995-06294  
09:24 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCD 57.80