(Name) Wallace, Ellis, Fowler & Head

(Address) Columbiana, Al. 35051

Form 1-1-22 Rev. 1-66

MORTGAGE-LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

William A. Jones and wife, Pamela Jones

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

M. P. Isbell and Mitzi Pugh

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

of NINETEEN THOUSAND, SEVEN HUNDRED & NO/100

(\$ 19,700.00), evidenced by one promissory installment note of this date in the amount of \$19,700.00, together with interest upon the unpaid portion thereof from date at the rate of 10% per annum, in monthly installments of \$260.34, payable on the 15th day of each month after date, commencing June 15, 1995, until said sum is paid in full.

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,

William A. Jones and Pamela Jones

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:

A parcel of land lying in the SW# of SE#, Section 24, Township 19 South, Range 1 West, and more particularly described as follows:

Commence at the SE corner of the SW½ of SE½, Section 24, Township 19 South, Range 1 West and run Westerly along the South boundary line of said Section 24, a distance of 390.79 feet to the point of beginning at a point on the Westernmost right of way line of County Highway No. 440; thence continue along said South boundary line a distance of 220.0 feet to a point; thence turn an angle of 101 deg.53'44" to the right and run Northeasterly a distance of 200.0 feet to a point; thence turn an angle of 78 deg.06'16" to the right and run Easterly a distance of 220.0 feet to a point on the Westernmost right of way line of County Highway No. 440; thence turn an angle of 101 deg. 53'44" to the right and run Southwesterly along said right of way line a distance of 200 feet to the point of beginning. Said parcel of land is lying in the SW½ of SE½, Section 24, Township 19 South, Range 1 West, and contains 1 acre.

Inst # 1995-13869

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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 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

have hereunto set	signature and se	al, this 22 day of May, (William A. Jo	nes) 95. (SEAL)
		(Pamela Jones)	OZLO (SEAL)
THE STATE of ALA SHELBY	BAMA		
I, the unders hereby certify that	-	, a Notary Public in a ones and Pamela Jones	nd for said County, in said State,
whose nameS armgned to that being informed of the Given under my hand as	contents of the conveys:	e, and who are known to me ack noe they executed the same voluntarily day of May	nowledged before me on this day, on the day the same bears date. , 19 95. Notary Public.
THE STATE of	county }	, a Notary Public in a	nd for said County, in said State,
hereby certify that	•		
whose name as a corporation, is signed to being informed of the cont for and as the act of said co	ents of such conveyance	of ce, and who is known to me, acknowled; , he, as such officer and with full author	ged before me, on this day that, ity, executed the same voluntarily
	nd official seal, this the	day of	, 19
e E	ORTGAGE DEED	Inst * 1995-13869	THIS FORM FROM Title Insurance Growation Title Guarantee Division Title Guarantee Division Title Guarantee Division Birmingham, Alabama

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