

ACCOUNT # 581913

BRANCH ALO47 BIRMINGHAM WEST

This instrument was prepared by T. IRWIN

(Name) CITY FINANCE COMPANY

(Address) 7070 ARONOV DR., SUITE M PO BOX 380 FAIRFIELD, AL 35064

REAL ESTATE MORTGAGE

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

COUNTY OF SHELBY

JAMES ARTHUR COOK AND WIFE JANET GARNER COOK

(hereinafter called "Mortgagors", whether one or more) are justly indebted, to CITY FINANCE COMPANY OF ALABAMA, INC., (hereinafter called "Mortgagee", whether one or more), in the principal sum of NINE THOUSAND NINE HUNDRED EIGHTY-EIGHT AND 49/100

Dollars (\$ 9,988.49

), evidenced by a certain promissory note of even date, with a scheduled maturity date of JUNE 16TH, 2000.

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, 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:

LOT 4, BLOCK 3, ACCORDING TO THE SURVEY OF CAHABA VALLEY ESTATES, SECOND SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 93 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

THIS CONVEYANCE IS MADE SUBJECT TO AD VALOREM TAXES; ALL EASEMENTS, RESTRICTIVE COVENANTS, RESERVATIONS AND RIGHTS OF WAY APPEARING OF RECORD.

Inst # 1995-14266

06/01/1995-14266
01:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 26.00

Being all or a portion of the real estate conveyed to Mortgagors by KENNETH DUANE BLACK AND PATRICIA KATHLEEN BLACK,
HUSBAND AND WIFE by a WARRANTY Deed dated 03/14, 19 81, and recorded in the PROBATE

Office of SHELBY County, Alabama, in BOOK 353 PAGE 844

Said premises is warranted free from all encumbrances and against any adverse claims, except stated above or as follows:

RESOURCE BANKSHARES MORTGAGE GROUP

TO HAVE AND TO HOLD the above granted premises unto the said Mortgagee, Mortgagee's successors and assigns forever, and for the purpose of further securing the payment of said indebtedness, the undersigned agree to pay all taxes or assessments when imposed legally upon said premises, and should default be made in the payment of the same, the said Mortgagee may at Mortgagee's option pay off the same; and to further secure said indebtedness, Mortgagors agree to the extent not prohibited by law, 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 promptly deliver said policies, or renewal of said policies to said Mortgagee, and if undersigned fail to keep said premises 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 premises 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 to the extent not prohibited by law bear interest at the lawful rate from date of payment by said Mortgagee, or assigns, and be at once due and payable. In the event of any casualty loss, Mortgagors direct any Insurer to pay holder directly to the extent of holder's interest and appoints holder as attorney in fact to endorse any draft, to the extent not prohibited by law.

Upon condition, however, that if said Mortgagors pay said indebtedness, and 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 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 premises become endangered by reason of the enforcement of any 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 less any required refunds shall at once become due and payable, without notice and demand, and this mortgage shall 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 successive weeks, the time, place, and terms of sale, together with a description of the premises, by publication in some newspaper published in the County or Counties in Alabama in which the aforesaid real estate is situated and to sell the same, free of exemptions, 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 Counties, (or the division thereof) where said premises is located, at public outcry, to the highest bidder for cash, and apply the proceeds of said sale: First, to the expense of advertising, selling and conveying, including reasonable attorney's fees as permitted by law and provided for herein; Second, to the payment of any amounts that may have been expended, or that it may be necessary to expend, in paying insurance, taxes, assessments, 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 the sale; 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 premises, if the highest bidder therefor; and the undersigned further agree where the amount financed exceeds \$300.00, to pay to Mortgagee or assigns reasonable attorney's fees not exceeding 15% of the unpaid debt after default and referral to an attorney not a salaried employee 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.

Mortgagors hereby waive as to the indebtedness secured hereby and to any renewals and extensions thereof, all rights of exemption, including homestead, under the Constitution and laws of Alabama and of any other state as to the premises, and all statutory provisions and requirements for the benefit of Mortgagors now or hereafter in force (to the extent the same may be lawfully waived).

Any part of this instrument contrary to applicable law shall not invalidate the other parts of this agreement.

IN WITNESS WHEREOF the undersigned JAMES ARTHUR COOK AND WIFE, JANET GARNER COOK

have hereunto set THEIR signatures and seal, this 26TH day of MAY, 1995

[CAUTION—IT IS IMPORTANT THAT YOU THOROUGHLY READ THE CONTRACT BEFORE YOU SIGN IT.]

Important
Signature must be the same as the name typed on the face of this instrument and below the signature lines.

Signature: [Signature]
Type Name Here: JAMES ARTHUR COOK
Signature: [Signature]
Type Name Here: JANET GARNER COOK

THE STATE of ALABAMA
SHELBY COUNTY

I, ZELFARIS BROWN, a Notary Public in and for said County, in said State, hereby certify that JAMES ARTHUR COOK AND WIFE, JANET GARNER COOK whose name 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 HAVE executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 26TH day of MAY, 19 95
My commission expires: 10/05/97 Zelfaris Brown Notary Public

THE STATE of _____ COUNTY _____, a Notary Public in and for said County, in said State, hereby certify that _____, a corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me, on this day that, being informed 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 ____
My commission expires: _____ Notary Public

FROM
JAMES A COOK & JANET G. COOK
712 CROSSCREEK TRAIL
PELHAM, AL 35124
TO
CITY FINANCE COMPANY
7070 ARONOV DR., SUITE M
PO BOX 380
FAIRFIELD, AL 35064

MORTGAGE DEED

Inst # 1995-14266
06/01/1995-14266
01:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SMA 26.00

AFTER FILING, RETURN THIS DOCUMENT TO:
CITY FINANCE COMPANY OF ALABAMA, INC.
PO BOX 380
Street Address or Post Office Box
FAIRFIELD, AL 35064
City, State and Zip Code