

This instrument was prepared by:

(Name) Joel C. Watson(Address) P.O. Box 987, Alabaster, AL 35007

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**MORTGAGE**

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STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

the undersigned

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

Ollie D. Vick

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

of Forty Five Thousand Dollars and No/100s (\$45,000.00)

Dollars

(\$ ), evidenced by a promissory note of even date

Inst # 1995-24711

09/07/1995-24711  
08:26 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 81.00

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, Phillip Jarvis, Danny Aultman, and Justin Adams, as Trustees of the Church of God at Alabaster, Alabama.

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:

See Exhibit "A" for legal

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 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 sums 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 the 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 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 Phillip Jarvis, Danny Aultman, and Justin Adams  
Trustees of the Church of God at Alabaster, Alabama.  
have hereunto set their signature and seal, this 31st day of August, 19 95

As Trustees and Constituting the  
Local Board of Trustees of the  
Church of God at Alabaster, Shelby  
County, Alabama.

Phillip Jarvis-Trustee (SEAL)  
Danny Aultman-Trustee (SEAL)  
Justin Adams-Trustee (SEAL)

THE STATE of

COUNTY }

I,

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

hereby certify that

whose name            signed to the foregoing conveyance, and who            known to me acknowledged before me on this day, that  
being informed of the contents of the conveyance            executed the same voluntarily on the day the same bears date.  
Given under my hand and official seal this            day of           , 19           

Notary Public

THE STATE of Alabama

Shelby

COUNTY }

I, the undersigned,

a Notary Public in and for said county, in said State.

hereby certify that Phillip Jarvis, Danny Aultman and Justin Adams,

whose names as Trustees

of The Church of God at Alabaster, Alabama

~~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 such conveyance, they as such officers and with full authority, executed the same voluntarily for  
and as the act of said ~~corporation~~ church.  
Given under my hand and official seal this 31st day of August, 19 95

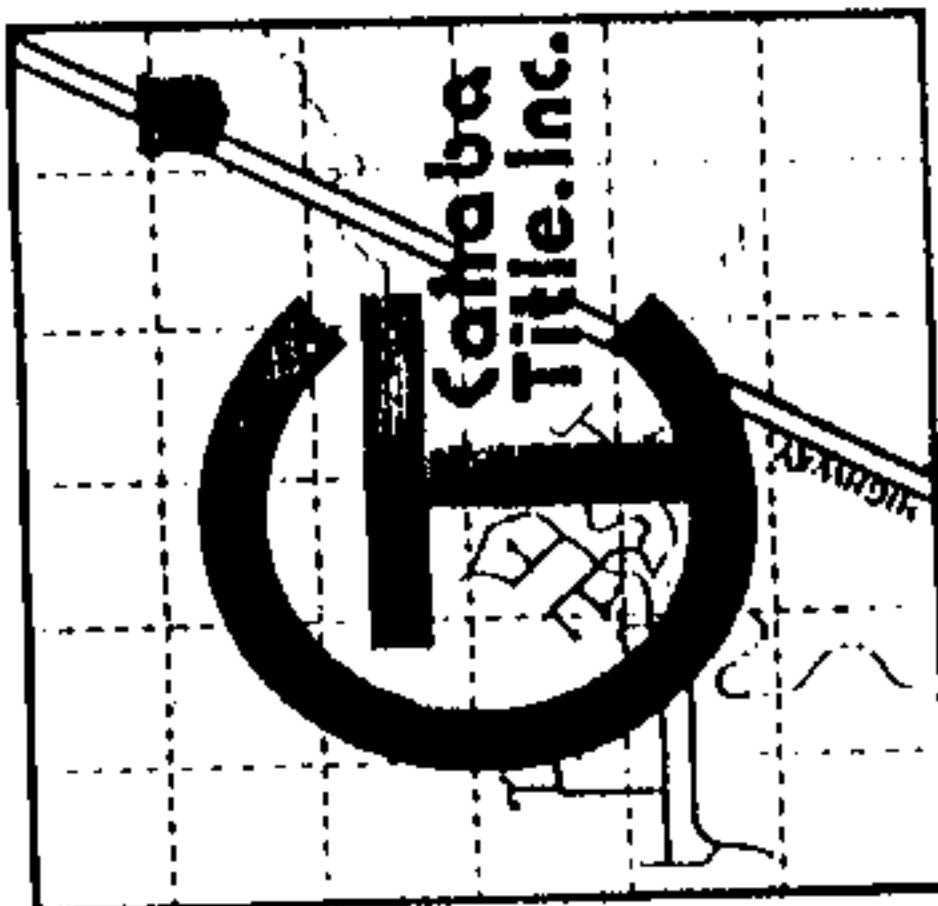
Notary Public

Return to:

TO

MORTGAGE

STATE OF ALABAMA  
COUNTY OF



Recording Fee \$  
Deed Tax \$

This form furnished by

**Cahaba Title, Inc.**

RIVERCHASE OFFICE  
2068 Valleydale Road  
Birmingham, Alabama 35244  
Phone (205) 988-5600

EASTERN OFFICE

213 Gadsden Highway, Suite 227  
Birmingham, Alabama 35235  
(205) 833-1571

EXHIBIT "A"

Commence at the NE corner of the NE 1/4 of the SW 1/4 of Section 35, Township 20 South, Range 3 West, Alabaster, Shelby County, Alabama and run thence southerly along the east line of the said NE 1/4 of SW 1/4 and SE 1/4 of SW 1/4 a distance of 2,302.28 feet to a point in the centerline of Buck Creek and the point of beginning of the property being described, thence continue along last described course a distance of 334.01 feet to a point on the north margin of First Avenue, thence turn a deflection angle of 89 deg. 33 min. 00 sec. right and run westerly along the north margin of said First Avenue a distance of 171.69 feet to a point, thence turn a deflection angle of 90 deg. 43 min. 43 sec. right and run northerly a distance of 461.90 feet to a point in the centerline of Buck Creek, thence turn a deflection angle of 126 deg. 22 min. 25 sec. right and run along centerline of said creek a distance of 204.45 feet to a point, thence turn a deflection angle of 3 deg. 03 min. 11 sec. right and run 7.03 feet to the point of beginning; being situated in Shelby County, Alabama.

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