

ACCOUNT # 633337BRANCH Clanton

This instrument was prepared by

(Name) Judy Herron(Address) 1608 7th St No Clanton, Al 35045**REAL ESTATE MORTGAGE**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS: That Whereas, _____

COUNTY OF ShelbyJames Harvey Morris and wife Bobbie Jean Morris(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 Thirty Five Thousand Seventy Six & 16/100---Dollars (\$ 35,076.16), evidenced by a certain promissory note of even date, with a scheduled maturity date of September 13, 2010.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:

$W\frac{1}{2}$ of $SE\frac{1}{4}$ of $SW\frac{1}{4}$, Section 22, Township 21, Range 1 West, except the following described lot; Commence at the Southeast corner of said $SE\frac{1}{4}$ and run West along the South line of said forty acres 660 feet to the point of beginning; thence turn an angle of 90 degrees 26 minutes to the right and run North 199 feet to the South line of a roadway or easement; thence along same run West 446 feet to the East line of the road leading to Grantor's residence; thence along the last mentioned road run South 100 feet to the South line of said forty acres; thence along the South line of said forty acres, run East 446 feet to the point of beginning of said exception.

LESS AND EXCEPT: Commence at the Southwest corner of the $SE\frac{1}{4}$ of $SW\frac{1}{4}$, Section 22, Township 21 South, Range 1 West, being an iron pin with concrete monument, (GSPC) being the point of beginning of the parcel of land herein described; thence North 1 degree 30 Minutes West (MB) for a distance of 450.00 feet to a point, iron pin; thence turn an angle of 106 degrees 27 minutes to the right and proceed South 75 degrees 03 minutes East (MB) for a distance of 332.05 feet to a point, iron pin; thence turn an angle of 86 degrees 25 minutes 30 seconds to the right and proceed South 11 degrees 22 minutes 30 seconds West (MB) for a distance of 266.42 feet to a point, being approximately 20 feet from the center of County Road # 343 and having no recorded R.O.W.; thence turn an angle of 14 degrees 55 minutes to the left and proceed South 3 degrees 32 minutes 30 seconds East (MB) for a distance of 94.58 feet to a point, iron pin; being approximately 25 feet from the center of said County Road; thence turn an angle of 91 degrees 40 minutes to the right and proceed South 88 degrees 07 minutes 30 seconds West (MB) for a distance of 262.30 feet to the point of beginning. Said property is lying in the $SE\frac{1}{4}$ of the $SW\frac{1}{4}$ of Section 22, Township 21 South, Range 1 West, Shelby County, Alabama, and containing 2.636 acres.

ALSO LESS AND EXCEPT: Commence at the NW corner of the $SE\frac{1}{4}$ of the $SW\frac{1}{4}$, Section 22, Township 21 South, Range 1 West, being an iron pin found in place, thence North 87 degrees 49 minutes 30 seconds East (Magnetic Bearing) along the $\frac{1}{4}$ - $\frac{1}{4}$ line, for a distance of 665.51 feet to a point, iron pin; thence turn an angle of 90 degrees 19 minutes to the right and proceed South 1 degree 51 minutes 30 seconds East (MB) for a distance of 655.00 feet to a point, iron pin; thence South 87 degrees 49 minutes 30 seconds West (MB) for a distance of 669.61 feet to a point, iron pin; thence North 1 degree 30 minutes West (MB) for a distance of 655.0 feet to the point of beginning.

Also the right of Ingress and Egress over and along the following described 31 foot strip of land; Commence at the NW corner of the $SE\frac{1}{4}$ of the $SW\frac{1}{4}$ Section 22, Township 21 South, Range 1 West, being an iron pin found in place, thence North 87 degrees 49 minutes 30 seconds East (Magnetic Bearing), along the $\frac{1}{4}$ - $\frac{1}{4}$ line, for a distance of 665.51 feet to a point, iron pin; thence turn an angle of 90 degrees 19 minutes to the right and proceed South 1 degree 51 minutes 30 seconds East (MB) for a distance of 655.00 feet to a point, to the point of beginning; thence continue South 1 degree 51 minutes 30 seconds East for a distance of 419 feet to the point of intersection with the North margin of County Road # 343, thence Southwesterly along the said North margin of County Road # 343 for a distance of 110 feet, more or less, to a point; thence North 1 degree 51 minutes 30 seconds West (MB), being a line 30 feet from and parallel to the East property line, for a distance of 520.49 feet to a point; thence North 87 degrees 49 minutes 30 seconds East for a distance of 30 feet to the point of beginning.

Being all or a portion of the real estate conveyed to Mortgagors by Louise G Sarron
by a Warranty Deed, # 41995-24997, dated 19 64, and recorded in the Judge of Probate
Office of Shelby County, Alabama, in Book 230 Page 142

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

NONE

09/08/1995-24997
01:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 63.65

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 Harvey Morris and wife Bobbie Jean Morris

have hereunto set their signature S and seal, this 8th day of September, 19 95

[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: James Harvey Morris
Type Name Here: JAMES HARVEY MORRIS
Signature: Bobbie Jean Morris
Type Name Here: BOBBIE JEAN MORRIS

THE STATE of Alabama
Chilton COUNTY

I, Judy Herron, a Notary Public in and for said County, in said State, hereby certify that James Harvey Morris and wife Bobbie Jean Morris whose name S 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 8th day of September, 19 95
My commission expires: MY COMMISSION EXPIRES 5-20-97
Judy Herron Notary Public

THE STATE of
COUNTY

I, 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 Harvey Morris and wife
Bobbie Jean Morris
TO
City Finance Co of Alabama, Inc

MORTGAGE DEED

Inst # 1995-24997

09/08/1995-24997
01:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 63.65

AFTER FILING, RETURN THIS DOCUMENT TO
CITY FINANCE COMPANY OF ALABAMA, INC.
1608 7th St. No.
Street Address or Post Office Box
Clanton, AL. 35045
City, State and Zip Code