



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) Holliman, Shockley & Kelly, Attorneys
2491 Pelham Parkway
(Address) Pelham, Alabama 35124

MORTGAGE—

STATE OF ALABAMA

Shelby

COUNTY

} KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Robert C. Bouchillon, a married man and Cooper M. Schley, Jr., a single man

(hereinafter called "Mortgagors", whether one or more) are justly indebted, to
Carolyn B. Pierce

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

of Forty Nine Thousand and no/100----- Dollars
(\$ 49,000.00), evidenced by One promissory note of even date herewith payable
according to the terms and conditions as set forth therein.

Inst # 1995-30984

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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:

See attached Exhibit "A" which is hereby incorporated by reference as though fully set out herein.

The property being conveyed does not constitute the homestead of Robert C. Bouchillon or his spouse.

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 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 Robert C. Bouchillon and Cooper M. Schley, Jr.

have hereunto set their signatures and seal, this 12th day of October, 1995

Robert C. Bouchillon (SEAL)

Cooper M. Schley, Jr. (SEAL)

_____ (SESL)

_____ (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 Robert C. Bouchillon, a married man and Cooper M. Schley, a single man 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 12th day of October, 1995

[Signature] Notary Public.

THE STATE of _____ }
_____ COUNTY }

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____ of _____ whose name as _____ 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:


TO

MORTGAGE DEED

Recording Fee \$

Deed Tax \$

This form furnished by



JEFFERSON TITLE CORPORATION

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EXHIBIT "A"

Commence at the SW corner of the SW 1/4 of NW 1/4, Section 26, Township 19 South, Range 3 West, and run North a distance of 686.65 feet to the point of beginning; thence continue North along same line a distance of 647.10 feet to the NW corner of SW 1/4 of NW 1/4, Section 26, Township 19 South, Range 3 West; thence turn an angle right 90 degrees and 26 minutes and run East a distance of 487.85 feet to a corner; thence turn an angle right 89 degrees and 18 minutes and run South a distance of 725 feet to the Northern line of a 30 foot county road; thence run in a Westerly direction along said Northern line of said 30 foot county road a distance of 312 feet to an iron corner; thence run West 205.4 feet to an iron corner, being a point on the West boundary of Section 26, Township 19 South, Range 3 West and the point of beginning.

LESS AND EXCEPT:

Commence at the Northwest corner of the SW 1/4 of the NW 1/4 of Section 26, Township 19 South, Range 3 West, and run in an Easterly direction along the North line of said 1/4-1/4 section a distance of 296.27 feet to the point of beginning; thence continue along the last stated course a distance of 252.80 feet to a point; thence $93^{\circ}47'43''$ right in a Southerly direction a distance of 682.00 feet to a point on the Northerly right of way line of Shelby County highway No. 272; thence $117^{\circ}45'$ right in the arc of a curve to the right having a radius of 196.24 feet and a central angle of $26^{\circ}26'$ and along said right of way line a distance of 90.54 feet to the P.T. (Point of Tangent) of said curve; thence in the tangent to said curve in a Northwesterly direction a distance of 67.30 feet to the P.C. (Point of Curve) of a curve to the left; thence in the arc of said curve having a radius of 108.16 feet and a central angle of $25^{\circ}19'12''$ and along said right of way line a distance of 47.80 feet to a point; thence $42^{\circ}05'34''$ to the right (angle measure to chord) in a Northwesterly direction a distance of 255.07 feet to a point; thence $18^{\circ}07'$ left in a Northwesterly direction a distance of 221.37 feet to a point; thence $1^{\circ}08'$ left in a Northwesterly direction a distance of 40.11 feet to a point; thence $120^{\circ}56'30''$ to the right in an Easterly direction a distance of 162.00 feet to a point; thence $90^{\circ}00'$ left in a Northerly direction a distance of 150.00 feet to the point of beginning.

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