

This instrument was prepared by

(Name) Courtney Mason & Associates, P.C.

(Address) 1904 Indian Lake Drive, Suite 100, Birmingham, Alabama 35244

Form 1-1-22 Rev. 1-86

MORTGAGE—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY of SHELBY

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

J. Arthur Vittur

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

Brenda B. Owens

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

of Thirty-Four Thousand and No/100ths
(\$ 34,000.00), evidenced by a note of even date.

Dollars

Inst # 1996-01354

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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,

J. Arthur Vittur

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 for Legal Description

Mortgagors agree to provide Mortgagee with a copy of a paid receipt of the property taxes every year prior to December 15.

This mortgage obligation cannot be assumed without the prior approval by the mortgage holder. Said approval must be obtained in writing prior to the assumption of this mortgage. If the property which is the subject of this mortgage and note executed simultaneously herewith is transferred without the mortgage holder's prior approval as specified above, the mortgagee has the option to declare the entire balance of the indebtedness due and payable. THE MORTGAGEE MAY CHOOSE NOT TO ALLOW THIS LOAN TO BE ASSUMED.

The proceeds of this loan have been applied on the purchase of the herein described property.

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

J. Arthur Vittur

have hereunto set my signature and seal, this 15th day of January, 19 96.

J. Arthur Vittur
J. Arthur Vittur

(SEAL)

(SEAL)

(SEAL)

(SEAL)

THE STATE of Alabama

Shelby

COUNTY

I, Courtney H. Mason, Jr.

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

hereby certify that J. Arthur Vittur

whose name 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 the conveyance he executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 15th day of January, 19 96

Notary Public.

THE STATE of

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES 3/31/99
COUNTY

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

I, hereby certify that

whose name as of 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

THIS FORM FROM

Louyers Title Insurance Corporation

Title Guaranty Division

TITLE INSURANCE - ABSTRACTS

Birmingham, Alabama

Exhibit A

A parcel of land in the E 1/2 of Fraction "E" of Section 29, Township 19 South, Range 3 East, Shelby County, Alabama, described as follows: Commence at the Northeast corner of the East 1/2 of Fraction "E" of Section 29, Township 19 South, Range 3 East; thence run South along the East line thereof 592.20 feet; thence 52 deg. 22 min. 39 sec. left, run Southeasterly 57.62 feet; thence 3 deg. 03 min. 02 sec. left, run Southeasterly 244.56 feet; thence 86 deg. 11 min. 25 sec. right, run Southwesterly 98.50 feet to the point of beginning; thence 8 deg. 31 min. 20 sec. right, run 186.46 feet; thence 4 deg. 55 min. 31 sec. right, run Southwesterly 127.09 feet; thence 14 deg. 44 min. 13 sec. right, run 46.0 feet to the center of a road; thence 56 deg. 26 min. 33 sec. right and run Southwesterly along the center of said road for 112.40 feet; thence 11 deg. 58 min. 06 sec. left, continue along said centerline for 67.92 feet; thence 19 deg. 40 min. 20 sec. left run Southwesterly along the center of said road 41.80 feet; thence 28 deg. 17 min. 10 sec. left, run Southwesterly 43.69 feet; thence 30 deg. 58 min. 10 sec. left, run 51.26 feet; thence 2 deg. 55 min. 38 sec. left, run 47.76 feet; thence 7 deg. 26 min. 03 sec. right, run Southwesterly 49.06 feet; thence 7 deg. 20 min. 40 sec. right, run 64.25 feet; thence 80 deg. 08 min. 20 sec. left, run Southeasterly away from said centerline of said road 14.97 feet; thence 112 deg. 26 min. 32 sec. right, run 99.51 feet to the center line of aforesaid road; thence 17 deg. 00 min. 52 sec. right, run along said center line 220.45 feet to the end of said road; thence 0 deg. 49 min. 32 sec. right, run 106.21 feet; thence 103 deg. 51 min. 31 sec. right, run Northerly 1098.60 feet; thence 106 deg. 22 min. 23 sec. right, run 317.84 feet; thence 6 deg. 21 min. 42 sec. right, run Southeasterly 146.12 feet; thence 6 deg. 48 min. 19 sec. right, run 305.56 feet; thence 3 deg. 03 min. 02 sec. left, run 199.05 feet; thence 86 deg. 11 min. 24 sec. right, run Southwesterly 47.97 feet; thence 8 deg. 34 min. 22 sec. right, run 16.25 feet; thence 90 deg. left, run Southeasterly 50.00 feet to the point of beginning; being situated in Shelby County, Alabama.

J. A. V.

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