

This instrument was prepared by:

(Name) **Joel C. Watson**

(Address) **P.O. Box 987**

**Alabaster, Alabama**

Title not examined, legal furnished by Mortgagor.

**MORTGAGE**

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Beverly S. Mann, a married woman

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

Joel C. Watson , Attorney At Law

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

of Seven Thousand Five Hundred and no/100s-----Dollars

(\$ 7,500.00 ), evidenced by an even date.

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 Exhibit "A" for legal

This is not the homestead of the Grantor.

Inst # 1996-01976

01/19/1996-01976  
01:17 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 100 24.75

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, for 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  
Beverly S. Mann  
have hereunto set her signature and seal, this 12th day of January, 1996  
(SEAL)  
(SEAL)  
(SEAL)  
(SEAL)  
Beverly S. Mann

THE STATE of ALABAMA  
SHELBY COUNTY }  
I, the undersigned, a Notary Public in and for said County, in said state,  
hereby certify that Beverly S. Mann  
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 she executed the same voluntarily on the day the same bears date.  
Given under my hand and official seal this 12th day of January, 1996  
My commission expires: 8-9-99  
Notary Public

THE STATE of  
COUNTY }  
I, a Notary Public in and for said county, in said State,  
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 day of 19  
Notary Public

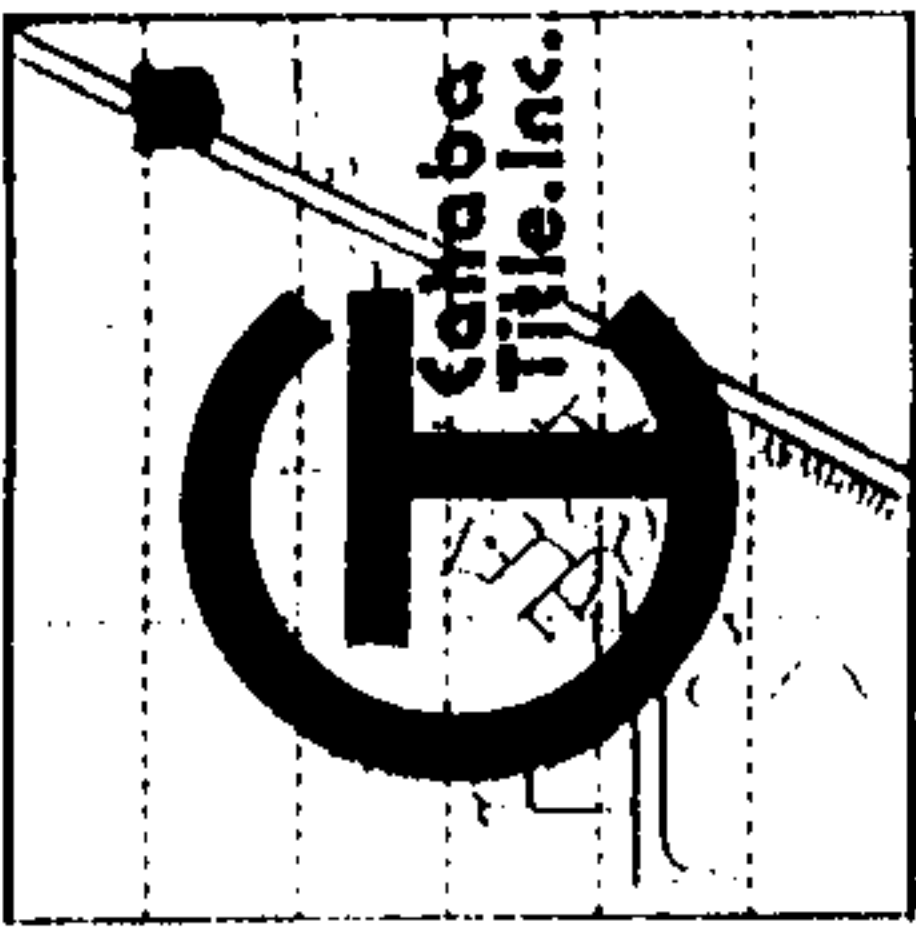
Return to:

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) 277-1577

Exhibit "A"

Commence at the NW corner of the SW1/4 of the NE1/4 of Section 13, Township 19, Range 2 East, as the point of beginning and proceed North 88 deg. 39 min. 24 sec. East for a distance of 1240.63 feet; thence South 0 deg. 58 min. 18 sec. East a distance of 424.34 feet; thence South 89 deg 19 min. 13 sec. West a distance of 1247.92 feet; thence North a distance of 410.0 feet to the point of beginning Less and except any part in public road.

This deed is intended to convey any and all interest the grantor may have, if any, in that property previously conveyed at Real Volume 082 pages 710 and 722 as recorded in the Probate Office of Shelby County, Alabama.

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003 NCB 24.75