

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

Post Office Box 119

Montevallo, AL 35115-0119

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) _____

(Address) _____

MORTGAGE

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

KENNETH E. DUKES, a married man

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

JUNE C. SURFACE

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

of SEVEN THOUSAND, FOUR HUNDRED and 00/100----- Dollars
(\$ 7,400.00***), evidenced by separate real estate Mortgage Note executed on even date herewith.

Inst # 1996-14392

05/02/1996-14392
01:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE RLD 22.10

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, KENNETH E. DUKES

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:

Commence at the Southeast corner of the Southwest 1/4 of Southwest 1/4 of Section 22, Township 22 South, Range 3 West and go S. 89 degrees and 24 minutes W. along the South boundary of Section 22 for 704.36 feet to the southeasterly right of way of Southern Railway; thence N. 51 degrees 29 minutes E. along this right of way for 885.12 feet to the East boundary of the Southwest 1/4 of Southwest 1/4 of Section 22; thence S. 1 degrees 12 minutes E. along this boundary for 544.61 feet to the point of beginning.
Being situated in Shelby County, Alabama

THIS IS A PURCHASE MONEY FIRST MORTGAGE.

THE REAL ESTATE HEREIN DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF MORTGAGOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO, AND SAID PROPERTY WILL NOT BECOME THE HOMESTEAD OF MORTGAGOR'S SPOUSE, DURING THE TERM OF THIS MORTGAGE.

THIS MORTGAGE MAY NOT BE ASSUMED WITHOUT THE PRIOR WRITTEN CONSENT OF MORTGAGEE.

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 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 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 **KENNETH E. DUKES**

have hereunto set signature and seal, this 26th day of April, 1996

Kenneth E. Dukes
Kenneth E. Dukes

(SEAL)
(SEAL)
(SEAL)
(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 **Kenneth E. Dukes**

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 26th day of April, 1996

M. A. Spears
Notary Public
9/197

THE STATE of _____ COUNTY }

_____ 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 _____ Inst # 1996-14392, 19

Notary Public

Return to:

TO

MORTGAGE

STATE OF ALABAMA
COUNTY OF

Mitchell A. Spears

ATTORNEY AT LAW

Post Office Box 119

Montevallo, AL 35115-0119

(205) 665-5102

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