



JEFFERSON TITLE CORPORATION

This instrument was prepared by

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) John M. Brayer

(Address) \_\_\_\_\_

MORTGAGE—

STATE OF ALABAMA

JEFFERSON

COUNTY }

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

William D. Murray and wife Jean Murray

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

Don Olvey

of Twenty thousand and no/100 (\$20,000.00) (hereinafter called "Mortgagee", whether one or more), in the sum  
(\$ 20,000.00 ), evidenced by Dollars

a promissory note executed simultaneously herewith

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,

William D. Murray and wife Jean Murray

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 legal description

Inst # 1996-42019

12/23/1996-42019  
10:29 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 43.50

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

have hereunto set OUR signature S and seal, this 20<sup>th</sup> day of December, 1996

William D. Murray (SEAL)  
William D. Murray

Jean Murray (SEAL)  
Jean Murray

THE STATE of ALABAMA }  
JEFFERSON COUNTY }  
I, Paul R. Woodward, a Notary Public in and for said County, in said State,  
hereby certify that William D. Murray and wife Jean Murray

whose name S & R 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 20<sup>th</sup> day of December, 1996

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 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

TO

MORTGAGE DEED

Recording Fee \$  
Deed Tax \$

This form furnished by



JEFFERSON TITLE CORPORATION

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Return to:

Begin at the N.W. Corner of Section 22, Township 22 South, Range 3 West, and run southerly along the west side of the said section for 1307.47 feet to the N.W. Corner of the SW 1/4 of the NW 1/4, then turn an angle of 88 Deg 39 Min. 50 Sec. to the left and run easterly for 180.21 feet, then turn an angle of 88 Deg. 48 min. 50 Sec. to the right and run southerly for 134.47 feet to the point of beginning (said point being on the south right-of-way of Davila Dr.), then continue along the last described course for 210.87 feet; thence turn an angle of 88 Deg. 25 Min. 10 Sec. to the right and run westerly for 100.04 feet, then an angle of 91 Deg. 34 Min. 30 Sec. to the right and run northerly for 205.70 feet to a point on the south right-of-way of Davila Drive, then turn an angle of 85 Deg. 28 Min. to the right and run easterly for 100.82 feet back to the point of beginning, being a portion of the SW 1/4 of the NW 1/4 of Section 22, Township 22 South, Range 2 West, containing 0.478 acres, more or less.

**LESS AND EXCEPT THE FOLLOWING PARCEL**

From the Northwest Corner of Section 22, Township 22 South, Range 3 West, run southerly along the west side of the said section for 1307.47 feet to the northwest corner of the SW 1/4 of the NW 1/4; thence turn an angle of 88 Deg. 39 Min. 50 Sec. to the left and run easterly for 180.21 feet; then turn an angle of 88 Deg. 48 Min. 50 Sec. to the right and run southerly for 134.47 feet to the point of beginning (said point being on the south right of way of Davila Drive), then continue along the last describe course for 210.87 feet; thence turn an angle of 88 Deg. 25 min. 10 Sec. to the right and run westerly for 50.02 feet; thence an angle of 91 Deg. 34 Min. 30 Sec. to the right and run northerly for 208.28 feet to a point on the south right of way of Davila Drive; thence turn an angle of 85 Deg. 28 Min. to the right and run easterly for 50.16 feet back to the point of beginning, being a portion of the SW 1/4 of the NW 1/4 of Section 22, Township 22 South, Range 3 West, containing 0.24 acres more or less.

Situated in Shelby County and being subject to easement restrictions and rights of way of record.

Subject to the indebtedness to Magnolia Federal Savings and Loan.

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