

This instrument was prepared by

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Form 1-1-82 Rev. 1-66

MORTGAGE—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY SHELBY

} KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Ronnie Hunt and wife, Sherry Hunt,

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

Calvin D. Green and wife, Virginia Green

(hereinafter called "Mortgagee", whether one or more), in the sum
of FIFTEEN THOUSAND AND NO/100-----Dollars
(\$ 15,000.00), evidenced by a real estate mortgage note of even date.

Inst # 1997-07330

03/10/1997-07330
11:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 36.00

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,

Ronnie Hunt and wife, Sherry Hunt

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.

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

Ronnie Hunt and wife, Sherry Hunt,

have hereunto set their signature s and seal, this 7th day of March, 1997.

(SEAL)

Ronnie Hunt
Sherry Hunt by Ronnie Hunt, Attorney in Fact
Sherry Hunt by Ronnie Hunt, Attorney in Fact
(SEAL) (SEAL) (SEAL)

THE STATE of ALABAMA
Shelby COUNTY }

I, the undersigned authority
hereby certify that Ronnie Hunt

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

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 7th day of March, 1997.
My Commission Expires: 10/16/2000
Notary Public.

THE STATE of ALABAMA
SHELBY COUNTY }

I, the undersigned authority
hereby certify that Ronnie Hunt

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

whose name as Attorney in Fact for Sherry Hunt, 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 7th day of March, 1997.

Notary Public

My Commission Expires: 10/16/2000

Return to:

TO

MORTGAGE DEED

THIS FORM FROM
Lawyers Title Insurance Corporation
File Guaranty Division
TITLE INSURANCE - ABSTRACTS
Birmingham, Alabama

EXHIBIT "A"
LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 1 WEST, BEING THE SAME LAND DESCRIBED IN A DEED TO CALVIN D. AND VIRGINIA GREEN, RECORDED IN DEED BOOK 222 AT PAGE 587, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25;

THENCE N 00°00'00" W, ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 801.97 FEET TO A POINT;

THENCE N 74°39'04" E, A DISTANCE OF 21.13 FEET TO A 3/4" PIPE, FOUND AT THE POINT OF BEGINNING, ON THE WEST LINE OF MILNER STREET;

THENCE N 01°19'56" W, ALONG THE EAST LINE OF SAID STREET, A DISTANCE OF 83.00 FEET, TO A 3/4" PIPE, FOUND;

THENCE N 75°59'04" E, A DISTANCE OF 151.58 FEET TO A 1/2" PIPE, FOUND;

THENCE S 12°20'56" E, A DISTANCE OF 71.40 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165";

THENCE S 74°39'04" W, A DISTANCE OF 102.35 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165";

THENCE S 22°47'00" E, A DISTANCE OF 5.76 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165";

THENCE S 74°39'04" W, A DISTANCE OF 66.30 FEET TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 0.276 ACRES OF LAND.

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