

THIS INSTRUMENT PREPARED BY:

NAME John S. Somerset-SUDDERTH & SOMERSET
ADDRESS 5385 1st Avenue, North
Birmingham, AL 35212
MORTGAGE — ALABAMA TITLE CO., INC., Birmingham, Alabama

State of Alabama

Shelby COUNTY

Know All Men By These Presents, that whereas the undersigned
Larry Carraway and Devry Carraway
justly indebted to Brad Reed
in the sum of FOURTEEN THOUSAND AND NO/100 DOLLARS (\$14,000.00)
evidenced by his promissory note of even date herewith

and whereas it is desired by the undersigned to secure the prompt payment of said indebtedness with interest when
the same falls due,

Now Therefore in consideration of the said indebtedness, and to secure the prompt payment of the same at
maturity, the undersigned, Larry Carraway and Devry Carraway
do, or does, hereby grant, bargain, sell and convey unto the said Brad Reed
(hereinafter called Mortgagee) the following described real property situated in
Shelby County, Alabama, to-wit:

A parcel of land located in the SW 1/4 of the SW 1/4 of Section 1, Township 22 South, Range 1
West, Shelby County, Alabama; being more particularly described as follows:
Commence at the SW corner of the SW 1/4 of the SW 1/4 of Section 1, Township 22 South, Range
1 West, and run North along the West line thereof 470.00 feet to the point of beginning; thence
continue along the last described course 841.80 feet; thence 89 deg. 26 min. 20 sec. right and run
East 224.95 feet to the Westerly right of way line of Egg & Butter Road; thence 89 deg. 57 min.
47 sec. right and run Southerly along said right of way 241.92 feet; thence 5 deg. 35 min. 18 sec.
left and continue along said right of way line 126.52 feet; thence 3 deg. 18 min. 07 sec. left and
continue along said right of way line 457.79 feet; thence 95 deg. 00 min. 38 sec. left and run
317.53 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to a non-exclusive 60-foot easement, the centerline of which is described as follows:
Commence at the SW corner of the SW 1/4 of the SW 1/4 of Section 1, Township 22 South, Range
1 West, and run North along the West line thereof 800.64 feet to the point of beginning; thence
76 deg. 49 min. 45 sec. right and run 139.18 feet; thence 33 deg. 36 min. 42 sec. left and run
70.93 feet; thence 25 deg. 18 min. left and run 68.52 feet; thence 39 deg. 35 min. 46 sec. right
and run 34.41 feet to the Westerly right of way line of Egg & Butter Road, and the point of
ending of said easement; being situated in Shelby County, Alabama.

This is a second wraparound mortgage, and includes the balance of a first mortgage
recorded in Inst. #1992-18063 in the approximate balance of \$3,762.00, which the
mortgagee will continue to pay.

Said property is warranted free from all incumbrances and against any adverse claims.

TO HAVE AND TO HOLD the above granted premises unto the said Mortgagee forever; and for the purpose of further securing
the payment of said indebtedness, the undersigned, agrees to pay all taxes, or assessments, when legally imposed upon said premises,
and should default be made in the payment of same, said Mortgagee has the option of paying off the same; and to further secure said
indebtedness, the undersigned agrees to keep the improvements on said real estate insured against loss or damage by fire, lightning
and tornado for the reasonable insurable value thereof, in companies satisfactory to the Mortgagee, with loss, if any, payable to said
Mortgagee; as the interest of said Mortgagee may appear, and promptly to deliver said policies, or any renewals 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 said Mortgagee has the option of insuring said property for said sum for the benefit of said Mortgagee, the policy, if
collected, to be credited on said indebtedness, less cost of collecting same; all amounts so expended by said Mortgagee for taxes, as-
sessments or insurance, shall become a debt to said Mortgagee, additional to the debt hereby specially secured, and shall be covered
by this mortgage, and bear interest from the date of payment by said Mortgagee, and be at once due and payable.

Upon condition, however, that if the said Mortgagor pays said indebtedness, and reimburses said Mortgagee for any amounts Mort-
gagee may have expended for taxes, assessments and insurance, and the 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 should said indebtedness hereby secured, or any
part thereof, or the interest thereon, remain unpaid at maturity, or should the interest of said Mortgagee in said property become in-
dangered by reason of the enforcement of any prior lien or incumbrance thereon, so as to endanger the debt hereby secured, or if any
statement of lien is filed under the Statutes of Alabama relating to the liens of mechanics and materialmen without regard to form
and contents of such statement and without regard to the existence or non-existence of the debt or any part thereof or of the lien on
which such statement is based, 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 Mort-
gagee 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, in some newspaper pub-
lished in said County and State, to sell the same in lots or parcels, or en masse, as Mortgagee may deem best, in front of the Court
House door in said County, at public outcry, to the highest bidder for cash and apply the proceeds of said 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 be necessary then to expended in paying insurance, taxes, or other incumbrances, with interest there-

Inst # 1997-18117

06/10/1997-18117
08:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JMS MJD 32.00

