

This form furnished by: **Cahaba Title, Inc.**

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Inst # 1998-04953

This instrument was prepared by:
(Name) Stella K. Tipton, Atty at Law
(Address) 2363 Lakeside Dr.
Birmingham, Alabama 35244

MORTGAGE

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS: That Whereas
(Gina C. Standlee)

Jeremy Standlee and Wife, Gina C. Standlee

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

Patti F. Crump

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

of Sixty Five Thousand and No Hundred-----Dollars

(\$ 65,000.00) evidenced by Promissory note of even date (herein "Note").

Inst # 1998-04953

02/13/1998-04953
11:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 108.50

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,

Jeremy Standlee and Wife, Jina S. Standlee

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

A Part of Lot 16, Block 2 of K.B. Nickerson's survey on Helena Road being more particularly described as follows: Commence at the Northwest corner of said Lot 16, Block 2, K.B. Nickerson's survey on Helena Road, which is recorded in Map Book 3, page 116 in the Probate Office of Shelby County, Alabama, and run thence South along the West line of said Lot 16, 23 feet to the South line of Pine Street; thence run Easterly along the South line of said Pine Street 50 feet to the point of beginning of the parcel herein described; thence continue Easterly along the South line of said Pine Street 125 feet; thence run South and parallel with the West line of said Lot 16 a distance of 180 feet to a point; thence run West and parallel with Pine Street 125 feet; thence run North and parallel with the West line of said Lot 16 a distance of 180 feet to the point of beginning.

Subject to easments and restrictions of record.
This is a purchase money mortgage.

The proceeds of this loan have been applied toward the purchase price of the property described herein conveyed to mortgagors simultaneously herewith.

THE ENTIRE PRINCIPAL AND INTEREST WHICH THIS MORTGAGE SECURES WILL BE DUE AND PAYABLE UPON THE EVENT THAT THE PROPERTY IS SOLD OR TRANSFERRED.

Mortgagors shall provide Mortgagee with flood / and ^{Termite bond} hazard insurance naming Mortgagee as Loss Payee on or before the 2nd of February each year. Said insurance policies shall be paid a year in advance. Failure to comply with either or both of the above, shall constitute a default under the terms of this mortgage. Mortgagors also agree to provide Mortgagee with a copy of a paid receipt every year.

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, (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 and seal, this 2ND day of **February** 1998

Jeremy Standlee
Jeremy Standlee
Jina C. Standlee
Jina C. Standlee

(SEAL)
(SEAL)
(SEAL)
(SEAL)

THE STATE of **Alabama**
Shelby COUNTY }

I, **the undersigned** a Notary Public in and for said County, in said state,

hereby certify that **Jeremy Standlee and Wife, Jina S. Standlee**

whose name are 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 2ND day of **February** 1998

Standlee

Notary Public

THE STATE of _____ COUNTY }

I, _____ a Notary Public in and for said county, in said State,

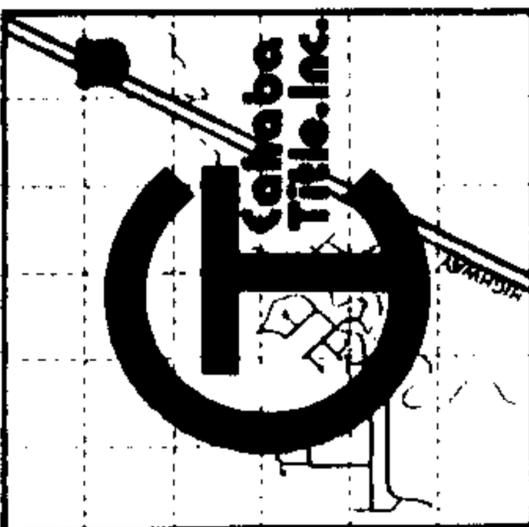
hereby certify that

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

02/13/1998-04953
11:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 108.50



MORTGAGE

STATE OF ALABAMA
COUNTY OF _____

Recording Fee \$
Deed Tax \$

This form furnished by
Cahaba Title, Inc.
PURCHASE OFFICE
1900 Indian Lake Drive
Birmingham, Alabama 35244
(205) 988-5600
EASTERN OFFICE
1100 East Park Drive, Suite 302
Birmingham, Alabama 35235
(205) 633-1571

Inst # 1998 04953

Return to:

TO