

# ALABAMA REAL ESTATE MORTGAGE

Amount Financed \$ 16,251.16  
Total of Payments \$ 23,400.00

Inst # 1998-15449

The State of Alabama, SHELBY County. Know All Men By These Presents: That whereas, RICHARD L CHILDERS AND JENNY CHILDERS, HUSBAND AND WIFE, Mortgagors, whose address is 644 HWY 56 WILSONVILLE, AL 35186, are indebted on their promissory note of even date, in the Total of Payments stated above, payable to the order of Norwest Financial Alabama, Inc., Mortgagee, whose address is 1511 4TH AVE SOUTH BIRMINGHAM, AL 35233, evidencing a loan made to Mortgagors by Mortgagee. The Amount Financed on said loan is stated above. Said Note is payable in monthly instalments and according to the terms thereof, payment may be made in advance in any amount at any time and default in paying any instalment shall, at the option of the holder of the Note and without notice or demand, render the entire unpaid balance thereof at once due and payable, less any required refund or credit of interest.

NOW, THEREFORE, in consideration of said loan and to further secure the payment of said Note or Notes executed and delivered to Mortgagee by Mortgagors at any time before the entire indebtedness secured hereby shall be paid in full, evidencing a refinancing of any unpaid balance of the Note above described, or renewal thereof, the Mortgagors hereby grant, bargain, sell and convey to the Mortgagee the following described real estate lying and being situated in SHELBY County, State of Alabama, to wit:

SEE ATTACHMENT "A"

04/29/1998-15449  
12:12 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 35.45

warranted free from all incumbrances and against any adverse claims.

TO HAVE AND TO HOLD the aforegranted premises, together with the improvements and appurtenances thereunto belonging, unto the said Mortgagee, its successors and assigns forever.

UPON CONDITION, HOWEVER, that if Mortgagors shall well and truly pay, or cause to be paid, the said Note or Notes, and each and all of them, and each and every instalment thereof when due, then this conveyance shall become null and void. But should Mortgagors fail to pay the Note or Notes, or any instalment thereof when due, or if any covenant herein is breached, then Mortgagee, its successors, assigns, agent or attorneys are hereby authorized and empowered to sell the said property hereby conveyed at auction for cash, in front of the Court House door in the County in which the said property is located, first having given notice thereof for four successive weeks by publication in any newspaper published in the County in which said property is located, and execute proper conveyance to the purchaser, and out of the proceeds of said sale the Mortgagee shall retain enough to pay said Note or Notes, and the balance, if any, pay over to the Mortgagors. The Mortgagee or its assigns are authorized to bid for said property and become the purchaser at said sale.

Mortgagors further specially waive all exemptions which Mortgagor now or hereafter may be entitled to under the Constitution and laws of this or any other State. Mortgagors agree to not sell or transfer the aforegranted premises, or any part, without Mortgagee's prior written consent and any such sale or transfer without Mortgagee's prior written consent shall constitute a default under the terms hereof. Whenever the context so requires plural words shall be construed in the singular.

IN TESTIMONY WHEREOF Mortgagors have hereunto set their hands and affixed their seals this 24TH day of APRIL, 1998.

Witness: [Signature]

[Signature] (L.S.) ◀ SIGN HERE

Witness: Wayne Smith

[Signature] (L.S.) ◀ SIGN HERE

(If married, both husband and wife must sign)

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, in and for said County in said State, hereby certify that RICHARD L CHILDERS AND JENNY CHILDERS, HUSBAND AND WIFE, 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 24TH day of APRIL, 98.

Jamika B McNeal  
Notary Public  
MY COMMISSION EXPIRES MAY 20, 2000

This instrument was prepared by: SCOTT D MOULTON 1511 4TH AVE SOUTH BIRMINGHAM, AL 35233



Norwest Financial  
1511 4th Avenue South  
Birmingham, Alabama 35233  
205/251-6589

Attachment "A"

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State of Alabama

Shelby County

A parcel of land in the NW 1/4 of the SE 1/4 of Section 28, Township 20 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the NW corner of the NW 1/4 of the SE 1/4 of Section 28, Township 20 South, Range 1 East; thence run South along the West 1/4 1/4 line for 38.78 feet to the Southerly right of way of Shelby County Highway #56; thence turn 90 degrees 04 minutes 58 seconds left and run Easterly along said right of way for 540.89 feet to the point of beginning; thence continue last described course 86.78 feet to the point of a clockwise curve having a delta angle of 22 degrees 33 minutes 23 seconds and a radius of 668.36 feet; thence run along said right of way and the arc of said curve 263.12 feet, thence turn 103 degrees 54 minutes 10 seconds right from the tangent of said curve and run Southwesterly for 207.24 feet; thence turn 62 degrees 15 minutes 10 seconds right and run Westerly 208.47 feet; thence turn 77 degrees 00 minutes 30 seconds right and run Northerly 186.75 feet to the point of beginning; being situated in Shelby County, Alabama.

hcc  
Jue

*Tamika B. McNeal*

MY COMMISSION EXPIRES MAY 20, 2000