

THE STATE OF ALABAMA
SHELBY COUNTY

MORTGAGE

THIS MORTGAGE, made and entered into on this, the _____ day of July, 17, 1998, by and between
Terry L. Cranmer and his wife Tracie Leigh Pickett Cranmer

parties of the first part, and UNION STATE BANK, Pelham, Alabama, party of the second part,
WITNESSETH, THAT WHEREAS, parties of the first part are justly indebted to party of the second part in the
sum of Eight-Five Thousand dollars and no/100---(85,000.00)-----Dollars,
evidenced by one or more promissory note(s), payable at Union State Bank, Pelham, Alabama. The balance of the said indebtedness with all
interest thereon matures and is payable on the Demand day of _____,
19_____, or in monthly installments of \$ _____ each, commencing on the _____ day of
_____, 19_____, and on the _____ day of each month thereafter until entire amount, principal
and interest, is fully paid.

NOW, THEREFORE, IN CONSIDERATION of said indebtedness and in order to secure the same, and any other indebtedness or obligation
of parties of the first part, or either of them, to party of the second part, whether as principal debtor, endorser, guarantor, or otherwise, whether
now existing or hereafter incurred, parties of the first part do hereby grant, bargain, sell and convey unto party of the second part the following
described property, to-wit:

** See attached Legal*****

Inst # 1998-29943

08/05/1998-29943
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SHELBY COUNTY JUDGE OF PROBATE
003 CRH 141.00

TO HAVE AND TO HOLD, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, unto party of the second part, its successors or assigns, in fee simple.

And parties of the first part, for themselves, their heirs, successors and assigns, do hereby covenant with party of the second part that they are lawfully seized in fee of the said premises; that they have a good right to sell and convey the same; that said premises are free from encumbrance; and that they warrant and will forever defend the title to said premises against the lawful claims and demands of all parties whomsoever.

This conveyance is upon condition, however, that, if parties of the first part shall pay and discharge the indebtedness hereby secured and each installment thereof as the same matures and shall perform each and every covenant herein contained, then this conveyance shall become null and void. But if said parties of the first part should make default in the payment of said indebtedness, or any installment thereof, or the interest thereon, or should they fail to keep any covenant in this mortgage contained, or should they be adjudicated bankrupt, or should the interest or party of the second part in said property become endangered by reason of the enforcement of any other lien or encumbrance thereon, or should a receiver be appointed for parties of the first part, then, in any such event, at the election of party of the second part the entire indebtedness secured hereby shall become immediately due and payable, whether due by the terms hereof or not; and party of the second part, its agent or attorney, is hereby authorized to take possession of the property hereby conveyed, and with or without possession thereof to sell said property at public outcry to the highest bidder, for cash, before the courthouse door of the county in which said property is located, after giving notice of the time, place and terms of sale by publication once a week for three successive weeks in a newspaper published in said county or by giving notice in any other manner authorized by law.

And said party of the second part is authorized, in case of sale under the power herein contained, to execute a conveyance to the purchaser, conveying all the right and claim of said parties of the first part in and to said premises, either at law or in equity. And said party of the second part may purchase said property at any sale hereunder and acquire title thereto as a stranger, and in case of a purchase by party of the second part, said party of the second part, or any person authorized by it in writing, shall have the power to convey all the right, title and interest of parties of the first part in and to said premises by a deed to the party of the second part.

Out of the proceeds of sale party of the second part shall pay, first the costs of advertising, selling, and conveying said property, together with a reasonable attorney's fee of not less than ten percent of the amount of the indebtedness then due; secondly, the amount of the indebtedness due and owing to party of the second part hereby secured, together with the interest thereon, and any taxes, insurance premiums, or other charges that party of the second part may have paid as herein provided; and lastly, the surplus, if any, shall be paid over to parties of the first part, their heirs or assigns.

Parties of the first part covenant that they will pay all taxes and assessments that may be levied against said property, and that they will insure, and will keep insured, the improvements thereon against loss by fire, windstorm and such other perils as may be required or designated by party of the second part, in insurance companies that are acceptable to party of the second part, for their reasonable insurable value and in no event less than the amount of the indebtedness secured by this mortgage. The original policies evidencing said insurance shall be delivered to and kept by party of the second part and shall contain loss clauses acceptable to party of the second part, providing for payment in the event of loss to party of the second part as its interest may appear; and in case of the failure of parties of the first part to pay said taxes or assessments before the same, or any part thereof, become delinquent, or in case of failure to insure the improvements on said property, party of the second part may, at its option, either pay said taxes and assessments and procure said insurance; and the amount of taxes, assessment or insurance premiums as paid shall be secured by this conveyance as fully and to the same extent and under the same conditions as the indebtedness herein above described; or party of the second part may, at its election, proceed to foreclose this mortgage.

Parties of the first part covenant and agree that until all of the indebtedness secured hereby is paid in full, they will not sell, convey, mortgage or otherwise alienate said property, and will not create or suffer any other lien or encumbrance to be created against same, other than taxes and assessments lawfully levied by governmental authorities, without the written consent of party of the second part.

IN WITNESS WHEREOF, parties of the first part have hereto set their hands and seals, on this, the day and year herein first above written.

X Terry L. Cranmer (L. S.) _____ (L. S.)
X Tracie Leigh Pickett Cranmer (L. S.) _____ (L. S.)

THE STATE OF ALABAMA }
SHELBY COUNTY

I, Charles Bruce Hathorn, a Notary Public in and for said State and County, hereby certify that Terry L. Cranmer and Tracie Leigh Pickett Cranmer whose name/names are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, we executed the same voluntarily, on the day the same bears date.

Given under my hand and seal on the 17th day of July, 1998
Charles Bruce Hathorn
Notary Public

THE STATE OF ALABAMA }
SHELBY COUNTY

I, _____, a Notary Public in and for said State and County, hereby certify that _____ and _____ whose name(s) as _____ and _____ respectively, of _____, a corporation, is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, _____ as such officer(s) and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal on the _____ day of _____, 19_____

Notary Public

SCHEDULE A, CONTINUED
LEGAL DESCRIPTION

From the Southeast corner of Section 29, Township 20 South, Range 1 East, Shelby County, Alabama, proceed North 88 degrees 20 minutes 55 seconds West along the South boundary of said Section 29 for a distance of 46.22 feet to a point on the West right of way boundary of Shelby County Highway No. 55 (right of way = 80 feet), said point being the point of beginning of herein described parcel of land; thence from said point of beginning, continue along said Section line North 88 degrees 20 minutes 55 seconds West 1609.60 feet; thence proceed North 0 degrees 32 minutes 30 seconds East 697.36 feet; thence proceed South 88 degrees 24 minutes 44 seconds East 1609.30 feet to a point on the West right of way boundary of the aforementioned Highway No. 55; thence proceed South 0 degrees 31 minutes 13 seconds West along said right of way for 106.49 feet; thence leaving said road boundary proceed North 88 degrees 03 minutes 57 seconds West 227.47 feet; thence proceed South 61 degrees 57 minutes 16 seconds West 73.15 feet; thence proceed South 11 degrees 12 minutes 32 seconds East 157.09 feet; thence proceed South 86 degrees 42 minutes 43 seconds East 61.60 feet; thence proceed North 81 degrees 22 minutes 22 seconds East 71.62 feet; thence proceed North 66 degrees 34 minutes 11 seconds East 139.49 feet to a point on the West right of way of the aforementioned Highway No. 55; thence proceed South 0 degrees 31 minutes 13 seconds West along said Highway right of way for 474.53 feet back to the point of beginning.

The above described parcel of land is located in the S 1/2 of the SE 1/4 of Section 29, Township 20 South, Range 1 East, Shelby County, Alabama.

According to the survey of Billy R. Martin, RLS #10559, dated March 18, 1998.

SCHEDULE A, PAGE 2, COMMITMENT NO. SS-98-5236

127.50
9.50

137.00

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STEWART TITLE
GUARANTY COMPANY

003 CRH 141.00