

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

Post Office Box 119
Montevallo, AL 35115-0119

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) _____

(Address) _____

MORTGAGE

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

ROBERT T. MCCOLLUM and wife, DEBORAH E. MCCOLLUM

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

JAMES H. WALTERS

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

of FIFTY THOUSAND and 00/100-----Dollars
(\$ 50,000.00**), evidenced by separate real estate Mortgage Note executed on even date herewith.

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, ROBERT T. MCCOLLUM and wife, DEBORAH E. MCCOLLUM

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:

Commence at the Northwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 34, Township 21 South, Range 3 West; thence run East along the North line of said 1/4 - 1/4 for 628.22 feet; thence turn an angle to the right of 85 degrees 57 minutes 14 seconds and run South for 633.09 feet to the point of beginning; from the point of beginning thus obtained continue along the last described course for 595.90 feet; thence turn an angle to the right of 91 degrees 31 minutes 44 seconds and run West for 641.00 feet; thence turn an angle to the right of 89 degrees 06 minutes 54 seconds and run North for 595.76 feet; thence turn an angle to the right of 90 degrees 53 minutes 06 seconds and run East for 634.31 feet to the point of beginning. ALSO, an easement for ingress and egress running 100 feet deep upon the Easternmost property line of the above described property, for ingress, egress, and utilities and from said point, proceed Southerly, and then Easterly, along an existing dirt or chert road to the point at which same makes connection with Country Hills Drive, consisting of 60 feet in uniform width, situated in Shelby County, Alabama.

According to the survey of Steven H. Gay, dated March 7, 1997.

THIS IS A PURCHASE MONEY FIRST MORTGAGE.

Said property is warranted free from all incumbrances and against any adverse claims, except as stated above.

08/12/1998-31167

01:45 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MEL 86.00

Inst # 1998-31167

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 ROBERT T. MCCOLLUM and wife, DEBORAH E. MCCOLLUM

have hereunto set their signature S and seal, this 10th day of AUGUST, 1998

Robert T. McCollum (SEAL)
Deborah E. McCollum (SEAL)
DEBORAH E. MCCOLLUM (SEAL)
(SEAL)

THE STATE of ALABAMA
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said state, hereby certify that ROBERT T. MCCOLLUM and wife, DEBORAH E. MCCOLLUM

whose name sare 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 10th day of AUGUST, 1998

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

Inst # 1998-31167
day of 08/12/1998-31167
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 86.00

Return to:

TO

MORTGAGE

STATE OF ALABAMA
COUNTY OF

Mitchell A. Spears
ATTORNEY AT LAW
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Montevallo, AL 35115-0119

(205) 665-5102
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