

STATE OF ALABAMA  
Shelby  
COUNTY.

This instrument prepared by:

First Bank of Childersburg  
Vincent Branch  
P.O. Box K  
Vincent, AL 35178

THIS INDENTURE, Made and entered into on this, the 27th day of July 1998 by and between

James B. Spruell and Cynthia Spruell

hereinafter called Mortgagor (whether singular or plural); and First Bank of Childersburg, a banking corporation hereinafter called the Mortgagee:

WITNESSETH: That, WHEREAS, the said James B. Spruell and Cynthia Spruell

are

justly indebted to the Mortgagee in the sum of Seventeen thousand Seven Hundred Five Dollars and no/100----- (17,705.00)-----

Inst # 1998-37349 which is evidenced as follows, to-wit:

09/24/1998-37349  
02:06 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 CRH 40.20

NOW, THEREFORE, IN CONSIDERATION of said indebtedness and any other indebtedness arising hereunder and in order to secure the same, and any other indebtedness now or hereafter owing to the Mortgagee by said Mortgagor, the Mortgagor does hereby grant, bargain, sell and convey unto Mortgagee the following described property, to-wit:

Begin at a point where the South line of SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Sec. 34, Township 19, Range 2 East intersects with the Westerly line of the right of way of the Florida Short Route, sometimes known as U.S. Highway #91, and run Northwesterly along said highway line 2047 feet to the beginning point; thence continue along said highway line in a Northwesterly direction 150 feet; thence run in a Southwesterly direction and perpendicular to said highway line 150 feet; thence run in a Southeasterly direction and parallel with said highway line 150 feet; thence run in a Northeasterly direction and perpendicular to said highway line a distance of 150 feet to point of beginning; all being in W $\frac{1}{2}$  of NW $\frac{1}{4}$  of Sec. 34, Township 19, Range 2 East.

The above described property shall not be used for the sale or storage of alcoholic liquors or beverages, nor for the operation of a public dance hall thereon, or for the operation of tourist cabins thereon. This shall be a covenant running with said land and shall bind the grantee, his successors, heirs and assigns and should there be a breach thereof, the same may be enjoined in any court of competent jurisdiction.

Commence at the intersection of the South line of SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Sec. 34, Township 19, Range 2 East and the Southwest right of way line of U.S. Highway 280 and run thence in a Northwesterly direction along said highway right of way a distance of 2047.0 feet to point of beginning being the Northeast corner of J.B. & Hazel M. Dunlop lot; thence run Southwesterly and perpendicular to said highway right of way a distance of 150.0 feet; thence run in a Southeasterly direction and parallel with said highway right of way 30 feet; thence run in a Northeasterly direction and perpendicular to said right of way line 150 feet to said highway right of way; thence in a Northwesterly direction 30 feet along said highway right of way line to the point of beginning.

SUBJECT TO a life interest and estate in and to all of above described property which is reserved by grantor, Hazel M. Dunlap, for and during the term of her natural life.

**TO HAVE AND TO HOLD**, together with all and singular the rights, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, unto the Mortgagee, and the Mortgagee's successors and assigns, in fee simple.

And the Mortgagor does hereby covenant with the Mortgagee that the Mortgagor is lawfully seized in fee of said premises; that the Mortgagor has a good right to sell and convey the same; that said premises are free from incumbrance; and that the Mortgagor warrants, and will forever defend the title to said premises against the lawful claims and demands of all persons whomsoever.

This conveyance is upon condition, however, that, if the Mortgagor shall pay and discharge the indebtedness hereby secured as the same matures and shall perform the covenants herein contained, then this conveyance shall become null and void. But if the said Mortgagor should make default in the payment of any part of the indebtedness hereby secured or in the payment of the interest thereon, or should fail to keep any covenant in this mortgage contained, or should be adjudicated bankrupt, or if the improvements on said premises are damaged so as to make the insurance thereon or any part of said insurance payable, then, in the election of the Mortgagee, the entire indebtedness secured hereby shall become immediately due and payable, and failure to declare the entire indebtedness due in case of default shall not operate as a waiver of the right to declare the entire indebtedness due in the event of any subsequent default; and the Mortgagee, the Mortgagee's 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 south door of the Court House of Talladega County, Alabama, after giving notice of the time, place, and terms of sale by publication once a week for three successive weeks in some newspaper published in said County or by posting notice at three public places in said County.

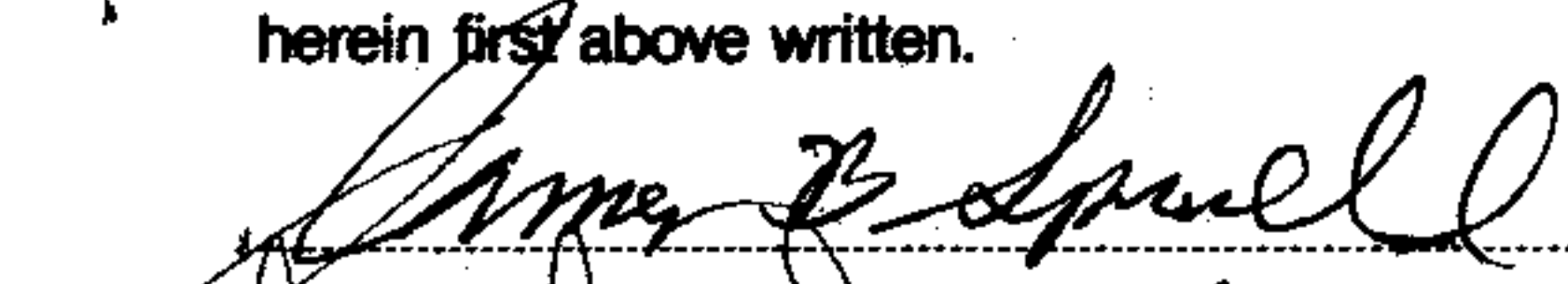
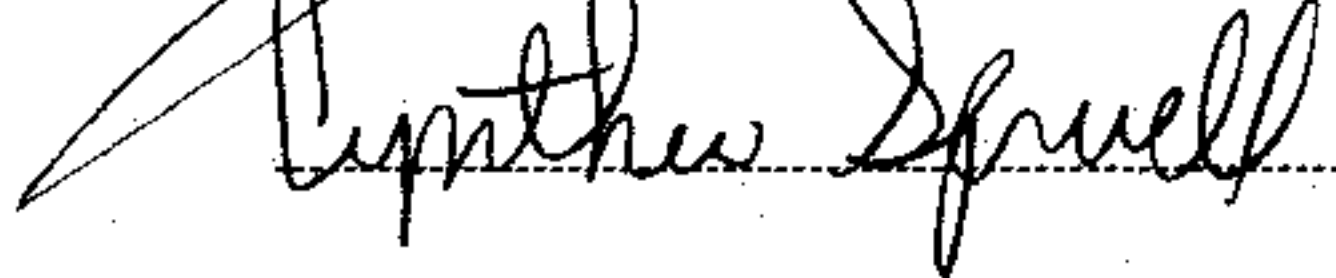
In case of sale under the power herein contained, the Mortgagee or any person authorized in writing by the Mortgagee shall have power to execute a conveyance to the purchaser, conveying all the right, title, interest, and claim of the Mortgagor in and to said premises, either at law or in equity. The Mortgagee may purchase said property at any sale hereunder and acquire title thereto as could a stranger.

Out of the proceeds of sale the Mortgagee shall pay, first, the costs of advertising, selling, and conveying said property, together with a reasonable attorney's fee; secondly, the amount of the indebtedness due and owing to the Mortgagee hereby secured, together with the interest thereon, and any taxes, insurance premiums, or other charges that the Mortgagee may have paid as herein provided; and lastly, the surplus, if any, shall be paid to the Mortgagor, or the Mortgagor's heirs or assigns.

The Mortgagor covenants that the Mortgagor will pay all taxes and assessments which may lawfully be levied against the premises, and will deposit receipts therefor with the Mortgagee, and that the Mortgagor will insure, and keep insured the improvements thereon against loss by fire and tornado for not less than the indebtedness hereby secured, in some company acceptable to the Mortgagee, with loss payable to the Mortgagee as the Mortgagee's interest may appear, and will deposit with the Mortgagee the policies evidencing such insurance, and that the Mortgagor will protect said premises from waste and keep the same in good condition and repair; and in case of the failure of the Mortgagor to pay said taxes or assessments before the same, or any part thereof, become delinquent, or in case of failure to insure or keep insured in said amount the improvements on said property, or in case of failure to protect said premises from waste and keep the same in good condition and repair, the Mortgagee may, at the Mortgagee's option, either pay said taxes and assessments and purchase said insurance and protect said premises from waste and keep same in good condition and repair, or any of them and the amount of taxes, assessments, insurance premiums, repairs, and other expenditures, or any of them, as paid shall be secured by this conveyance as fully and to the same extent and under the same conditions as the indebtedness hereinabove described — or the Mortgagee may, at the Mortgagee's election, proceed to foreclose this mortgage, as in hereinabove provided.

Mortgagor agrees and stipulates that as against the collection of this said indebtedness the said Mortgagor does hereby waive all right of exemptions, both as to homestead and personal property, under the constitution and laws of the State of Alabama, or of any other state, or of the United States.

IN WITNESS WHEREOF, the Mortgagor has hereto set the Mortgagor's hand and seal, on this, the day and year herein first above written.

 ..... (L.S.) ..... (L.S.)  
 ..... (L.S.) ..... (L.S.)



STATE OF ALABAMA,

Shelby  
COUNTY }

First Bank of Childersburg

Vincent Branch

P.O. Box K

Vincent, AL 35178

I, the undersigned authority, in and for said County, in said State, hereby certify that .....

James B. Spruell and Cynthia Spruell

whose name s.....are signed to the foregoing conveyance, and who are ..... known to me (or made known to me) acknowledged before me on this day that, being informed of the contents of the conveyance, ..... have executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 27th day of July 19 98

*L. Jay McQuinn*

Notary Public

MY COMMISSION EXPIRES AUGUST 14, 1998

STATE OF ALABAMA }

COUNTY }

I, the undersigned authority, in and for said County, in said State, do hereby certify that on the ..... day of ..... , 19 ..... , came before me the within named .....

known to me (or made known to me) to be the wife of the within named, ..... who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and seal this the ..... day of ..... , 19 .....

Notary Public

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