

# ALABAMA REAL ESTATE MORTGAGE

Amount Financed \$ 30,966.84  
Total of Payments \$ 48,240.00

The State of Alabama, JEFFERSON County. Know All Men By These Presents: ~~That~~ whereas,  
ALAN F AND MARIE C BRAND, Mortgagors,

whose address is 97 NIGHT CIRCLE COLUMBIANA AL 35051  
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 1841 MTG HWY SUITE 105 HOOVER AL 35244,  
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 SCHEDULE A

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SHELBY COUNTY JUDGE OF PROBATE  
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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 22ND day of  
MARCH, 1999.

Witness: [Signature]  
Witness: [Signature]

Alan F. Brand (L.S.) ☐ SIGN HERE  
Marie C. Brand (L.S.) ☐ SIGN HERE  
(If married, both husband and wife must sign)

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, in and for said County in said State, hereby certify that ALAN F BRAND AND  
MARIE C BRAND

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 22ND day of MARCH, 1999.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Apr. 29, 2000.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Edna W. DeGeorge  
Notary Public

This instrument was prepared by: EDNA DEGEORGE 1841 MTG HWY SUITE 105 HOOVER AL 35244

**Legal Description:**

The following-described real estate, lying and being in the County of Shelby, State of Alabama, to-wit:

From the NE corner of the NW 1/4 of the NW 1/4 of Section 14, Township 21, South, Range 2 West, run Southerly along the East boundary line of said 1/4 1/4 Section for 575.0 feet to the point of beginning of the land herein described; thence continue Southerly along the East boundary line of said 1/4 1/4 Section for 200.0 feet to a point on the North bank of a Spring branch; thence run Westerly along the North bank of said branch for 410.0 feet; thence run Northerly parallel to the East boundary line of the NW 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 2 West for 200.0 feet; thence run Easterly 410.0 feet, more or less, to the point of beginning. This land being a part of the NW 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 2 West, and being 1.9 acres, more or less. Also the rights granted in that easement dated March 15, 1971 recorded in said Probate Office in Deed Book 267, page 48.

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