(Name) Clayton T. Sweeney, Attorney

(Address) 2700 Highway 280 East, Suite 290E, Birmingham, AL 35223

Form TICOR 4000 1-84

MORTGAGE—TICOR TITLE INSURANCE

STATE OF ALABAMA

COUNTY of Shelby

KNOW ALL MEN BY TRESE PRESENTS: That Whereas,

Louis M. Stephens and wife, Sheri L. Stephens

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

Glenn Hodge and Garlan Dean Hodge

And Whereas, Mortgagora 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,

Louis M. Stephens and Sheri L. Stephens

and all others executing this mortgage, do hereby grant, bargain, sell and convey unto the Mortgagee the following described real estates situated in Shelby County, State of Alabama, to-wit

Lot 1, according to the Final Plat of Rose Glen Family Subdivision, as recorded in Map Book 26, Page 38, in the Probate Office of Shelby County, Alabama; being situated in Whelby County, Alabama.

This is a purchase money mortgage.

Inst # 2000-01217

01/11/2000-01217 11:28 AM CERTIFIED To Have And To Hold the above granted property unto the said Mortgagee, Mertgagee's successore, helrs, and sasigns forever; and for the purpose of further securing the payment of said indebtedness, the undersigned agrees to pay all taxes of
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 incured against loss or damage by fire, lightning and tornado for the faif 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 hear interest from date of payment by said Mortgagee, of assigns, and be at once due and payable.

Upon condition, however, that if the said Mortgagor pays said indebtedness, and reimburses said Mortgages 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 sum 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 Mortgages or assigns in said property become endangered by reason of the enforcement of any priof 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 law in case of past due mortgages, and the said Mortgages, agents or assigns, shall be authorized to take possession of the premises bereby conveyed, and with or without first taking possession, after giving twenty-one days' notice, by nublishing once a week for three consecutive weeks, the time, place and terms of sale, by publication in some newspaper published in said County and State, sell the same in lots or parcels or an 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 cush, 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 necesanry 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

Louis M. Stephens and Sheri L. Stephens

have hereunto setthe	ir signatures and seal,	this 25th day of Dece	Hyph (BEAL)
		Sheri L. Steph	ens
		******************************	(SEAL)
			(SEAL)
THE STATE of	Alabama		
I. the unders	igned authority Local	a. Kelly a Notary Public	in and for said County, in said Pate,
hereby certify that	Louis M. Staphens	and Sheri L. Stephens	•
whose names are sign	ed to the frregoing conveyance	, and who are known to me	acknowledged before me on this day,
Clean under ere be	the contents of the conveyand and and official seal this 281 xpries. MY COMMISSION EX	A day of December	arily on the day the same bears date. 19 99  Ca. A. Kelle Notary Public.
THE STATE of	PENTEW DEVICES		0
I.	COUNTY	, a Notary Public	in and for said County, in said State,
hereby certify that			
whose name as a corporation, is signed being informed of the for and as the act of a	contents of such conveyance,	of e, and who is known to me, ackno he, as such officer and with full at	wledged before me, on this day that, athority, executed the same voluntarily
	and and official seal, this the	day of	, 1 <del>9</del>

CORTGAGE D

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11:28 AM CERTIFIED
SHELTY COUNTY JUNE OF PROMATE
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