

This instrument was prepared by:

(Name) Mickey L. Johnson
(Address) P. O. Box 430
Pelham, Alabama 35124

MORTGAGE

STATE OF ALABAMA

Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS:** That Whereas

Doris J. Bird, single
(hereinafter called "Mortgagors", whether one or more) are justly indebted to

Rodger D. Bass

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

of Three thousand
(\$ 3,000.00) evidenced by

Dollars

That certain Promissory Note executed simultaneously 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

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 Northeast corner of the SW 1/4 of the NE 1/2 Section 36, Township 20 South, Range 1 East, thence run South along the East line of said 1/4-1/4 Section a distance of 179.44 feet to the point of beginning; thence continue along the East line of said 1/4-1/4 Section a distance of 458.12 feet; thence turn an angle of 67 deg. 21 min. 56 sec. to the right and run a distance of 501.84 feet; thence turn an angle of 85 deg. 47 min. 26 sec. to the right and run distance of 503.67 feet; thence turn an angle of 90 deg. 00 min. 00 sec. to the right and run a distance of 609.28 feet more or less, to a point on the Southwest side of Spring Branch; thence turn an angle of 53 degrees, 20 minutes 23 seconds to the right and run along said Spring Branch a distance of 164.24 feet, more or less, to the point of beginning. Situated in the SW 1/4 of the NE 1/2, Section 36, Township 20 South, Range 1 East, Shelby County, Alabama, and containing 7.45 acres. Mineral and mining rights excepted.

Inst # 2000-03764

02/07/2000-03764
09:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 15.50

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

To Have and to Hold the above granted property unto the said Mortgagee, Mortgagees 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 Mortgagee 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, for 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 Mortgagee 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 Doris J. Bird

have hereunto set her signature and seal this 3rd day of February XX 2000.

Doris J. Bird
Doris J. Bird

(SEAL)
(SEAL)
(SEAL)
(SEAL)

THE STATE of ALABAMA
SHELBY COUNTY }

I the undersigned, *Jay Lynn Wickert* a Notary Public in and for said County, in said state, hereby certify that Doris J. Bird

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 is executed the same voluntarily on the day the same bears date

Given under my hand and official seal this 3rd day of February XX 2000.

Jay Lynn Wickert Notary Public
My Commission Expires: 11/16/2004

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.

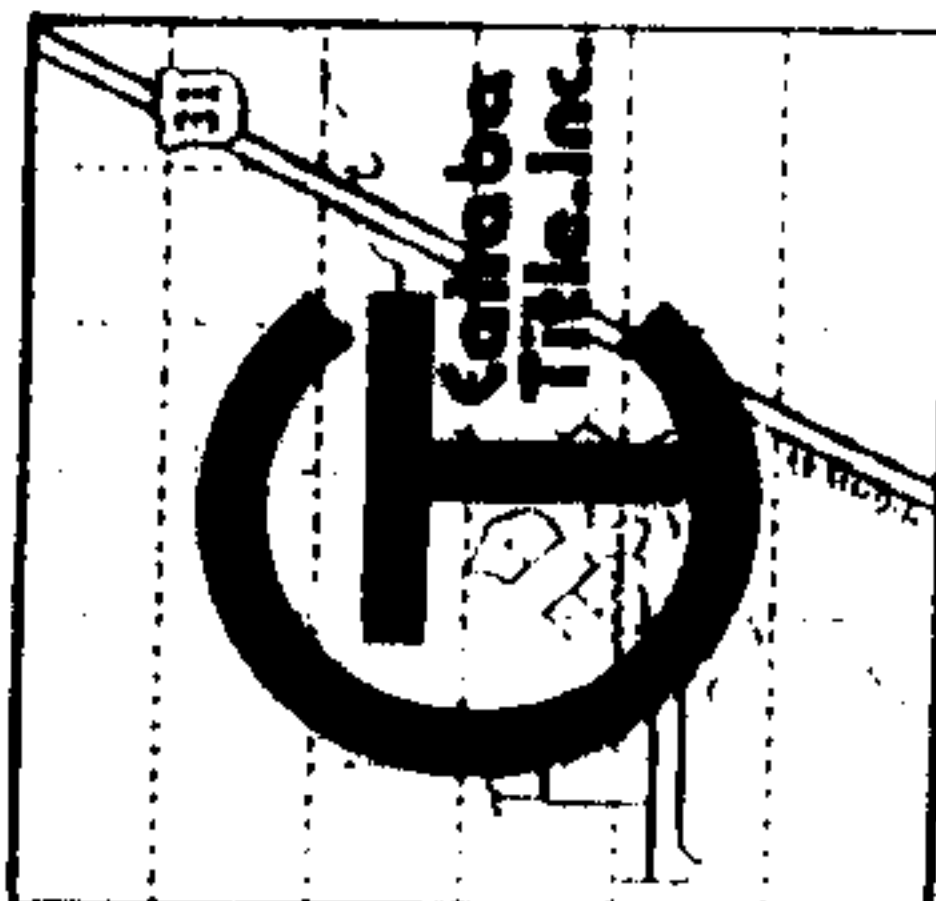
Given under my hand and official seal this day of 19

02/07/2000-03764
09:52 AM CERTIFIED Notary Public
SHELBY COUNTY JUDGE OF PROBATE
002 DJ1 15:50

TO

MORTGAGE

STATE OF ALABAMA
COUNTY OF



Recording Fee \$
Deed Tax \$

This form furnished by

Cahaba Title, Inc.

2068 Valleydale Road
Birmingham, Alabama 35244
Phone (205) 988-5600
LOCATED IN RIVERCHASE