

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557
Columbiana, Alabama 35051

MORTGAGE—

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

JAMES E. GILL, JR.

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

JAMES E. GILL, SR.

(hereinafter called "Mortgagee", whether one or more), in the sum
of Ninety Thousand Seven Hundred and 00/100----- Dollars
(\$ 90,700.00), evidenced by Promissory Note date November 14, 2001.

Inst # 2001-49883

11/16/2001-49883
02:56 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MEL 150.05

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 where the north property line of the right of way square in the Town of Harpersville intersects with the northeasterly line of U.S. 280 and run in an easterly direction along said square right of way line 10 feet to the point of beginning, being the southeast corner of Embry Wyatt lot; thence continue in the same direction 47.6 feet to the southwest corner of J.W. Donahoo lot; the same being on a fence row; thence in a northerly direction and along said fence 212 feet; thence in a westerly direction 47.6 feet to the northeast corner of the Wyatt lot; thence along said Wyatt lot run in a southerly direction 233 feet to the point of beginning; being situated in the SW 1/4 of SE 1/4, Section 28, Township 19, Range 2 East.

Also, Begin at the Northwest corner of the SW 1/4 of the SE 1/4 of Section 28, Township 19, Range 2 East, Shelby County, Alabama; thence South 343 feet; thence South 72 degrees 52' East 210 feet to the point of beginning; thence South 175 feet; thence Northeast 38 feet; thence South 62 feet to the North right-of-way line of U.S. Highway 280; thence Southeasterly 58 feet; thence North 71 degrees 28' East 13 feet 6 inches; thence, Northerly 13 feet 2 inches; thence, continue Northerly along the East wall of a building 219 feet 1 inch; thence, North 75 degrees 37' West 45 feet 4 inches to the point of beginning

It is the intent of the Grantor herein to convey to the Grantee all the property that Grantor owns at the intersection of U.S. Highway 280 and U.S. Highway 25 in Harpersville, Alabama lying in Section 28, Township 19, Range 2 East, Shelby County, Alabama.

Also; the property conveyed is bound on the North and West by the property formerly owned by J. W. Donahoo, bound on the South and Southeast by U.S. Highway 280 right-of-way, and bound on the East by property of Grantee herein.

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

Form ALA-35

Harrison & Justice

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 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 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 in subject to foreclosure as now provided by law in case of past due mortgages, and 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 said 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 James E. Gill, Jr.

have hereunto set his signature and seal, this 14 day of November, 2001.

(SEAL)
James E. Gill, Jr.
James E. Gill, Jr. (SEAL)
(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 James E. Gill, Jr.

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 executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 14th day of November, 2001; 19

Carole D. Green Notary Public
11/14/01

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, 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 the day of , 19

, Notary Public

Return to:

TO

MORTGAGE DEED

Inst # 2001-49883

11/16/2001-49883
02:56 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 150.05

Recording Fee \$
Deed Tax \$

This form furnished by
HARRISON, CONWILL, HARRISON
& JUSTICE
P. O. Box 557
Columbiana, Alabama 35051