

# ALABAMA REAL ESTATE MORTGAGE - LINE OF CREDIT

Maximum Principal Secured: \$ 10,000.00

The State of Alabama, JEFFERSON County. Know All Men By These Presents: That whereas, DANIEL KEITH SHELTON AND WIFE, SHIRLEY ANN SHELTON, Mortgagors, whose address is 1801 INDIAN HILLS ROAD PELHAM, AL 35124, are indebted on their Credit Card Account Agreement ("Agreement"), payable to the order of Wells Fargo Financial Bank, Mortgagee, whose address is 3201 North 4th Avenue, Sioux Falls, SD 57104, evidencing a loan made to Mortgagors by Mortgagee. Said Agreement is payable 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 Agreement and without notice or demand, render the entire unpaid balance thereof at once due and payable.

NOW, THEREFORE, in consideration of said loan and to further secure the payment of present and future advances under the Agreement executed and delivered to Mortgagee by Mortgagors, and any extensions, renewals, modifications, refinancings, future advances or additional advances of the Credit Card Account Agreement, 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:

THE DESCRIPTION OF THE PROPERTY IS ON A SEPERATE FORM ATTACHED TO THIS  
MORTGAGE/DEED OF TRUST. WHICH DESCRIPTION IS A PART OF THIS **Inst # 2002-14181**  
MORTGAGE/DEED OF TRUST

**03/26/2002-14181**  
**01:09 PM CERTIFIED**  
SHELBY COUNTY JUDGE OF PROBATE  
002 CH 29.00

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 Agreement, and each and every instalment thereof when due, and Mortgagor has terminated future advances or the draw period under the Agreement has expired and the amounts secured hereby have been paid in full then this conveyance shall become null and void. But should Mortgagors fail to pay the Agreement, 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 Agreement, 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.

Notice: This mortgage secures credit in the amount of \$ 10,000.00 (Principal Amount). Loans and advances up to this amount, together with interest, are senior to indebtedness of other creditors under subsequently recorded or filed mortgages and liens.

IN TESTIMONY WHEREOF, Mortgagors have hereunto set their hands and affixed their seals this 21ST day of MARCH, 2002.

Witness:

Todd Hogan

Witness:

Hilary Mann

Daniel Keith Shelton (L.S.) **SIGN HERE**  
Shirley Ann Shelton (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 DANIEL KEITH SHELTON  
SHIRLEY ANN SHELTON  
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 21ST day of MARCH, 2002.

MY COMMISSION EXPIRES  
MARCH 3, 2003

Joanne Almonsteel  
Notary Public

This instrument was prepared by: HILARY MANN

ADDENDUM FOR LEGAL DESCRIPTION OF MORTGAGE/ DEED OF TRUST  
DATED MARCH 21, 2002

DANIEL KEITH SHELTON

SHIRLEY ANN SHELTON

*Daniel Keith Shelton*  
*Shirley Ann Shelton*

LEGAL DESCRIPTION:

LOT 4, IN BLOCK 3, ACCORDING TO THE SURVEY OF FIRST  
ADDITION TO INDIAN HILLS, SECOND SECTOR, AS RECORDED IN MAP  
BOOK 5, PAGE 7, IN THE PROBATE OFFICE OF SHELBY COUNTY,  
ALABAMA.

SUBJECT TO:  
40 FOOT BUILDING LINE AS SHOWN BY RECORDED MAP. 20 FOOT  
EASEMENT ON REAR, AS SHOWN BY RECORDED MAP. RIGHT OF WAY  
GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN  
VOLUME 238, PAGE 385 AND VOLUME 239, PAGE 536, IN SAID  
PROBATE OFFICE. RESTRICTIONS APPEARING OF RECORD IN VOLUME  
247, PAGE 323, IN THE PROBATE OFFICE OF SHELBY COUNTY,  
ALABAMA.

SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS, AND  
RIGHTS OF WAY OF RECORD.

ADDRESS: 1801 INDIAN HILLS RD; ALABASTER, AL 35124 TAX  
MAP OR PARCEL ID NO.: 58-11-7-36-4-001-004.000

SUBJECT PROPERTY IS LOCATED IN SHELBY COUNTY

Inst # 2002-14181

03/26/2002-14181  
01:09 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CH 29.00