


# ALABAMA REAL ESTATE MORTGAGE

Amount Financed \$ 76,838.23  
Total of Payments \$ 155,880.00

The State of Alabama, JEFFERSON County. Know All Men By These Presents: That whereas, JOANNE H. ROUSS, AN UNMARRIED WOMAN, Mortgagors, whose address is 809 GABLES DRIVE BIRMINGHAM, ALABAMA 35244, are indebted on their promissory note of even date, in the Total of Payments stated above, payable to the order of Wells Fargo Financial Alabama, Inc., Mortgagee, whose address is 1841 MONTGOMERY HIGHWAY SUITE 105 HOOVER, ALABAMA 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:

THE DESCRIPTION OF THE PROPERTY IS ON A SEPARATE FROM ATTACHED TO THIS MORTGAGE/DEED OF TRUST. WHICH DESCRIPTION IS A PART OF THIS MORTGAGE/DEED OF TRUST.

  
20020529000253410 Pg 1/2 129.35  
Shelby Cnty Judge of Probate, AL  
05/29/2002 15:15:00 FILED/CERTIFIED

warranted free from all incumbrances and against any adverse claims.

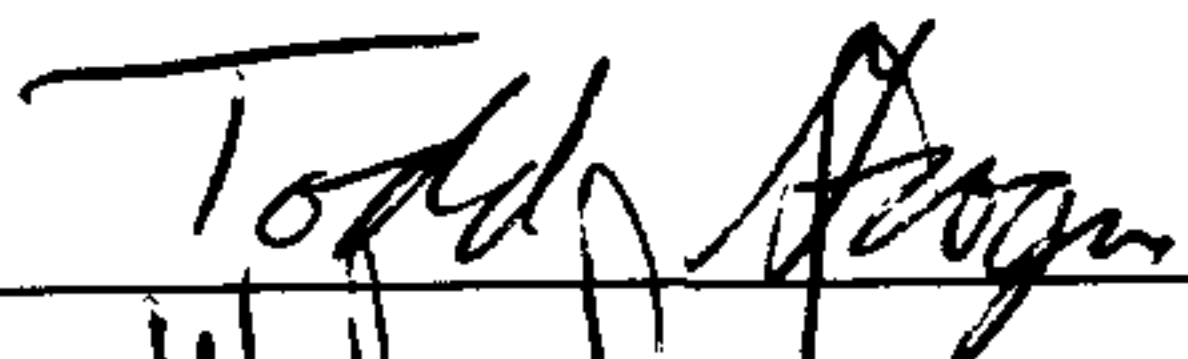
TO HAVE AND TO HOLD the aforegranted premises, together with the improvements and appurtenances thereunto belonging, unto the said Mortgagee, its successors and assigns forever.

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.

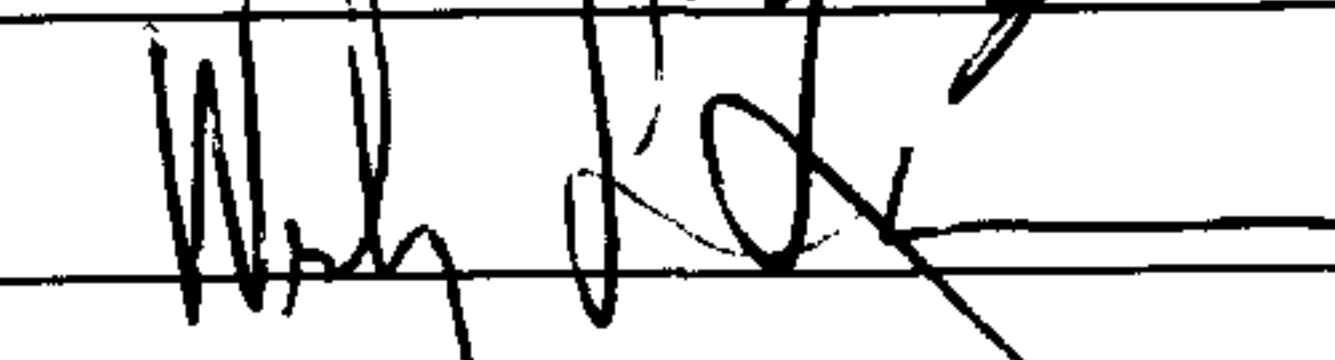
Mortgagors further specially waive all exemptions which Mortgagor now or hereafter may be entitled to under the Constitution and laws of this or any other State. Mortgagors agree to not sell or transfer the aforegranted premises, or any part, without Mortgagee's prior written consent and any such sale 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.

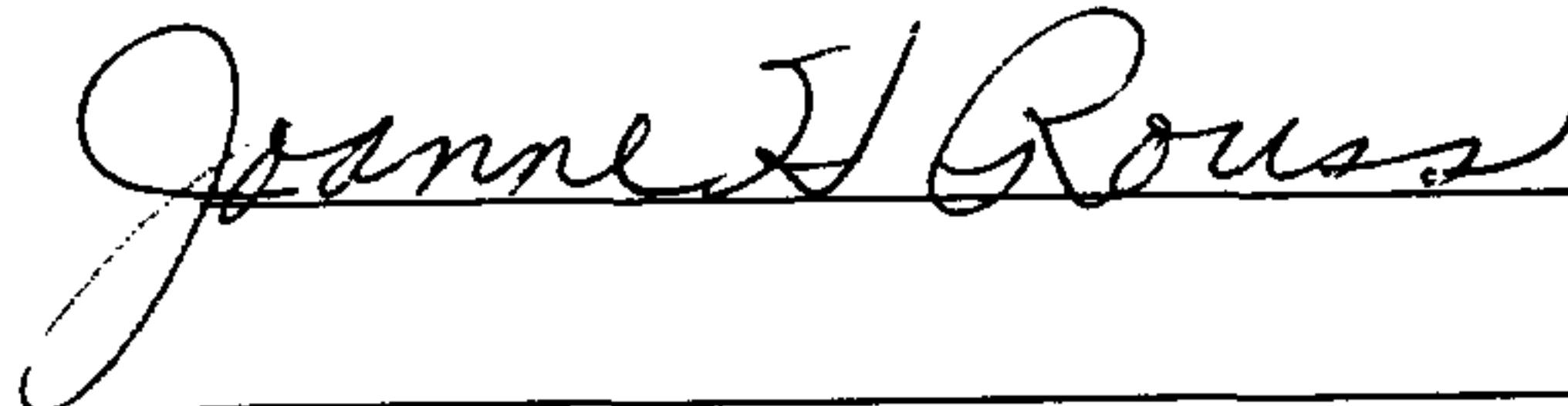
IN TESTIMONY WHEREOF, Mortgagors have hereunto set their hands and affixed their seals this 25TH day of MAY, 2002.

Witness:



Witness:





(L.S.)

SIGN HERE

(L.S.)

SIGN HERE

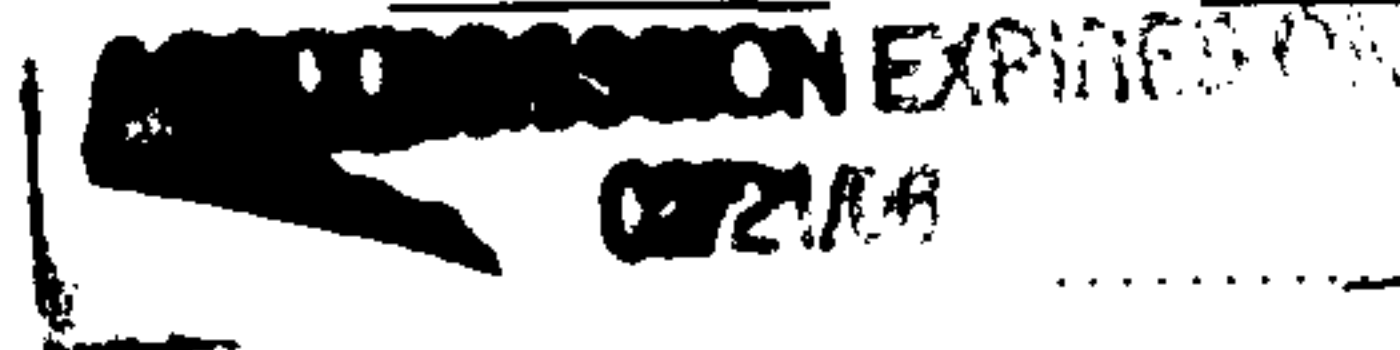
(If married, both husband and wife must sign)

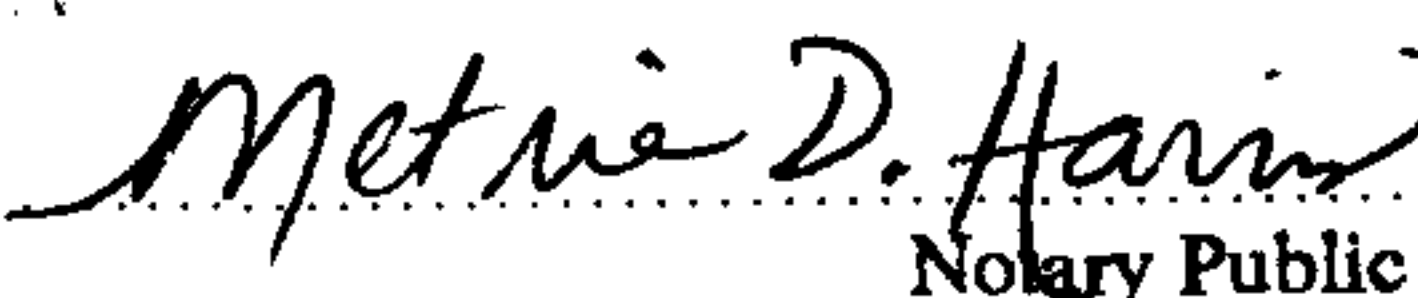
STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned authority, in and for said County in said State, hereby certify that JOANNE H ROUSS, AN UNMARRIED WOMAN, 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 25TH day of MAY, 2002.



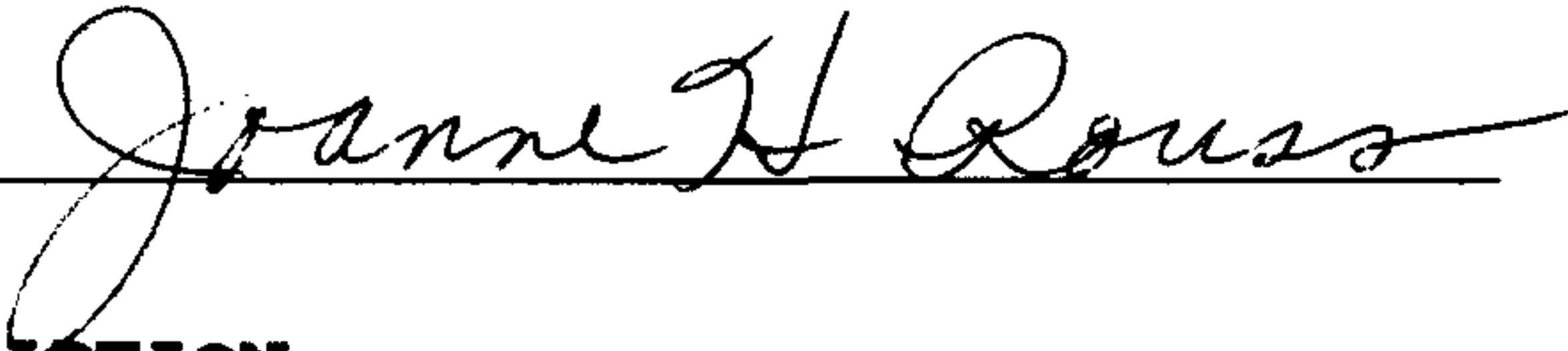
  
Notary Public

TODD GROGAN

This instrument was prepared by:

ADDENDUM FOR LEGAL DESCRIPTION OF MORTGAGE/DEED OF TRUST  
DATED May 25, 2002.

Joanne H. Rouss



LEGAL DESCRIPTION:

UNIT 809, BUILDING 8 IN THE GABLES, A CONDOMINIUM, MORE PARTICULARLY DESCRIBED AS FOLLOWS: UNIT 809, BUILDING B IN THE GABLES, A CONDOMINIUM, A CONDOMINIUM LOCATED IN SHELBY COUNTY, ALABAMA, AS ESTABLISHED BY DECLARATION OF CONDOMINIUM AND BY-LAWS THERE TO AS RECORDED IN REAL VOLUME 10, PAGE 177, AND AMENDED IN REAL VOLUME 27, PAGE 733, REAL VOLUME 50 PAGE 340 AND RE-RECORDED IN REAL 50, PAGE 942 AND AMENDED IN REAL 59, PAGE 19 AND FURTHER AMENDED BY CORPORATE VOLUME 30, PAGE 407 AND IN REAL 96, PAGE 855 AND REAL 97, PAGE 937 AND BY-LAWS AS SHOWN IN REAL VOLUME 27, PAGE 733 AND THEN AMENDED IN REAL VOLUME 50, PAGE 325 TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, AS SET FORTH IN THE AFORESAID MENTIONED DECLARATION, SAID UNIT BEING MORE PARTICULARLY DESCRIBED IN THE FLOOR PLANS AND ARCHITECTURAL DRAWINGS OF THE GABLES CONDOMINIUM AS RECORDED IN MAP BOOK 9, PAGE 41, THRU 44 AND AMENDED IN MAP BOOK 9 PAGE 135 AND FURTHER AMENDED IN MAP BOOK 10 PAGE 49 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

ALSO DESCRIBED AS FOLLOWED:

UNIT 809 BUILDING 8, IN THE GABLES, A CONDOMINIUM A CONDOMINIUM LOCATED IN SHELBY COUNTY, ALABAMA, AS ESTABLISHED BY DECLARATION OF CONDOMINIUM AND BY-LAWS THERETO AS RECORDED IN REAL VOLUME 10, PAGE 177 AND AMENDED IN REAL VOLUME 27, PAGE 733; REAL VOLUME 50, PAGE 327; REAL VOLUME 50 PAGE 310 AND RE-RECORDED IN REAL 50, PAGE 942; REAL 165 PAGE 578 AND AMENDED IN REAL 59, PAGE 19, AND FURTHER AMENDED BY CORPORATE VOLUME 30 PAGE 407 AND IN REAL 96 PAGE 865 AND REAL 97 PAGE 937 AND BY-LAWS AS SHOWN IN REAL VOLUME 27, PAGE 733 AND THEN AMENDED IN REAL VOLUME 50 PAGE 325 TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN THE AFORESAID MENTIONED DECLARATION, SAID UNIT BEING MORE PARTICULARLY DESCRIBED IN THE FLOOR PLANS AND ARCHITECTURAL DRAWINGS OF THE GABLES CONDOMINIUM AS RECORDED IN MAP BOOK 9 PAGE 41 THRU 44 AND AMENDED IN MAP BOOK 9, PAGE 135 AND FURTHER AMENDED BY MAP BOOK 10 PAGE 49 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THIS CONVEYANCE IS HEREBY MADE SUBJECT TO RESTRICTIONS, EASEMENTS, AND RIGHTS OF WAY OF RECORD AS WOULD AFFECT THE DESCRIBED PROPERTY.

ADDRESS: 809 GABLES DR; HOOVER, AL 35244 TAX MAP OR  
PARCEL ID NO.: 10-9-30-0-991-004.077