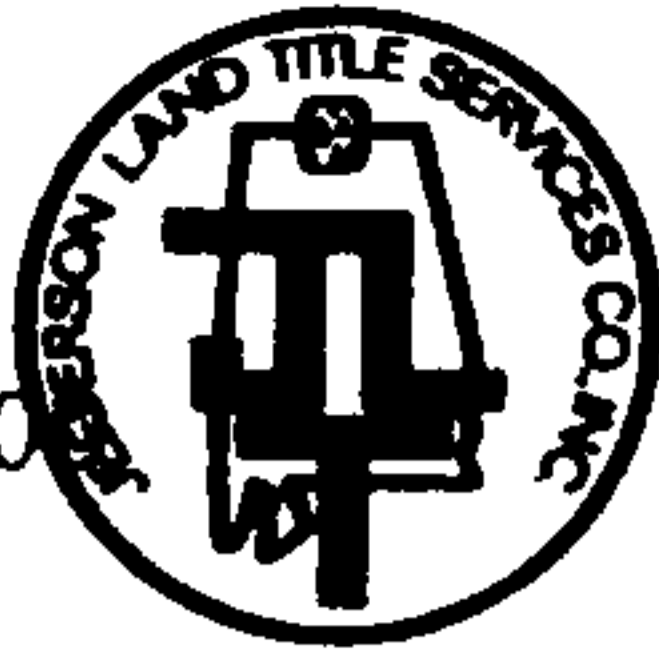


This instrument was prepared by

(Name) Courtney Mason & Associates

(Address) 1904 Indian Lake Drive, Suite 10  
Birmingham, Alabama 35244



*Jefferson Land Title Services Co., Inc.*

316 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020

Miss



20020619000288730 Pg 1/3 80.75  
Shelby Cnty Judge of Probate, AL  
06/19/2002 10:49:00 FILED/CERTIFIED

**MORTGAGE-**

**STATE OF ALABAMA**

Shelby

COUNTY }

**KNOW ALL MEN BY THESE PRESENTS: That Whereas,**

Jeffrey B. Benson and Susan P. Benson, husband and wife

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

Elizabeth Goff Shackelford

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

of Forty Two Thousand Five Hundred and no/100ths

Dollars

(\$ 42,500.00 ), evidenced by mortgage note of even date

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, Jeffrey B. Benson and wife,  
Susan P. Benson

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:

see attached legal description Exhibit "A"

The proceeds of this loan have been applied on the purchase price of the herein described property.

Mortgagors agree to provide proof of hazard insurance with paid receipt upon request of Mortgagee. Mortgagors also agree to provide Mortgagee with a copy of a paid receipt of the property taxes every year prior to December 15. Failure to comply with the forgoing shall constitute a default under the terms of this mortgage.

This mortgage obligation cannot be assumed without the prior approval by the mortgage holder. Said approval must be obtained in writing prior to the assumption of this mortgage. If the property which is the subject of this mortgage and note executed simultaneously herewith is transferred without the mortgage holder's prior approval as specified above, the mortgagee has the option to declare the entire balance of the indebtedness due and payable. THE MORTGAGEE MAY CHOOSE NOT TO ALLOW THIS LOAN TO BE ASSUMED.

The proceeds of this loan have been applied on the purchase of the herein described property.

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, 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 be subject to foreclosure as now provided by 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 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

have hereunto set our signature and seal, this 17th day of June, 2002

*Jeffrey B. Benson* (SEAL)  
Jeffrey B. Benson  
*Susan P. Benson* (SEAL)  
Susan P. Benson  
..... (SEAL)  
..... (SEAL)

THE STATE of Alabama }  
Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffrey B. Benson and wife, Susan P. Benson

whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of June, 2002

Notary Public.

THE STATE of \_\_\_\_\_ }  
MY COMMISSION EXPIRES FEBRUARY 20, 2003  
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 the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_

....., Notary Public

Return to: \_\_\_\_\_  
TO \_\_\_\_\_  
MORTGAGE DEED

Recording Fee \$ \_\_\_\_\_  
Deed Tax \$ \_\_\_\_\_  
This form furnished by  
Jefferson Land Title Services Co., Inc.  
318 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020  
BIRMINGHAM, ALABAMA 35201  
AGENTS FOR  
Mississippi Valley Title Insurance Company

EXHIBIT "A"

A tract of land located in the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 36, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the SE corner of the above mentioned  $\frac{1}{4}$  -  $\frac{1}{4}$ , thence North 90 deg. 00 min. 00 sec. West, a distance of 42.80 feet (map); thence North 02 deg. 03 min. 42 sec. West, a distance of 576.88 feet (meas.) 577.55 (map); thence South 77 deg. 40 min. 30 sec. West, a distance of 528.26 feet to the Point of Beginning; thence South 77 deg. 30 min. 07 sec. West, a distance of 68.90 feet (meas.) 69.15 (deed); hence North 43 deg. 35 min. 35 sec. West, a distance of 707.79 feet (meas.) 714.31 (deed); thence South 89 deg. 50 min. 38 sec. East, a distance of 498.82 feet (meas.) 502.80 feet (deed); thence South 06 deg. 29 min. 35 sec. East, a distance of 499.55 feet (meas.) 499.70 (deed) to the point of beginning; being situated in Shelby County, Alabama.

ALSO, a 30 foot non-exclusive easement described as follows:

Commence at the SE corner of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 36, Township 21 South, Range 3 West, Shelby County, Alabama; thence North 90 deg. 00 min. 00 sec. West, a distance of 42.80 feet; thence North 02 deg. 03 min. 42 sec. West, a distance of 546.39 feet to the Point of Beginning, said point lying on the westerly right of way line of Shelby county Highway # 107 (60' ROW); thence continue along the last described course and said ROW line, a distance of 30.49 feet; thence South 77 deg. 40 min. 30 sec. West and leaving said ROW line, a distance of 528.26 feet; thence South 12 deg. 19 min. 30 sec. East, a distance of 30.00 feet; thence North 77 deg. 40 min. 30 sec. East, a distance of 522.83 feet to the point of beginning.

Also;

An easement 30' wide for the purposes of ingress, egress and utilities, 15 feet on each side of the following described centerline:  
Commence at the SE corner of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 36, Township 21 South, Range 3 West, Shelby County, Alabama; thence run Westerly along the south line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 42.8 feet to a point on the West right-of-way of Shelby County Highway #107; thence turn right 87 deg. 56 min. 17 $\frac{1}{2}$  sec. along said right-of-way a distance of 577.55 feet; thence turn left 99 deg. 53 min. 17 $\frac{1}{2}$  sec. a distance of 521.59 feet; thence turn left 90 deg. 00 min. a distance of 15' to the point of beginning of said centerline; thence turn right 90 deg. 00 min. a distance of 50' to the end of said centerline. Said easement is located adjacent to and south of that certain parcel described in Deed Book 287, Page 186, as recorded in the Office of the Judge of Probate, Shelby County, Alabama.

SPB  
JBB'