

ALABAMA REAL ESTATE MORTGAGE



20020703000311020 Pg 1/2 98.90
Shelby Cnty Judge of Probate, AL
07/03/2002 12:00:00 FILED/CERTIFIED

Amount Financed \$ 56,565.88
Total of Payments \$ 71,760.00

The State of Alabama, JEFFERSON County. Know All Men By These Presents: That whereas, DONALD RAY CAMPBELL AND WIFE REDA L. CAMPBELL, Mortgagors, whose address is 4225 SO SHADESCREST RD, BIRMINGHAM, AL 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 700 ACADEMY DRIVE STE 124, BESSEMER, AL 35022, 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 FORM
ATTACHED TO THIS MORTGAGE/DEED OF TRUST, WHICH DESCRIPTION
IS PART OF THIS MORTGAGE/DEED OF TRUST.

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 30TH day of MAY, 2002.

Witness: Kristina J. Davis

Witness: Jennifer Banks

Donald Ray Campbell (L.S.) ☐ SIGN HERE
Reda L Campbell (L.S.) ☐ SIGN HERE
(If married, both husband and wife must sign)

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, in and for said County in said State, hereby certify that DONALD RAY CAMPBELL AND WIFE REDA L CAMPBELL

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 30th day of May, 2003.

Donna Ray Anthony
Notary Public Commission Expires 3/6/2003

This instrument was prepared by: JENNIFER BANKS 700 ACADEMY DR 124 BESSEMER AL 35022

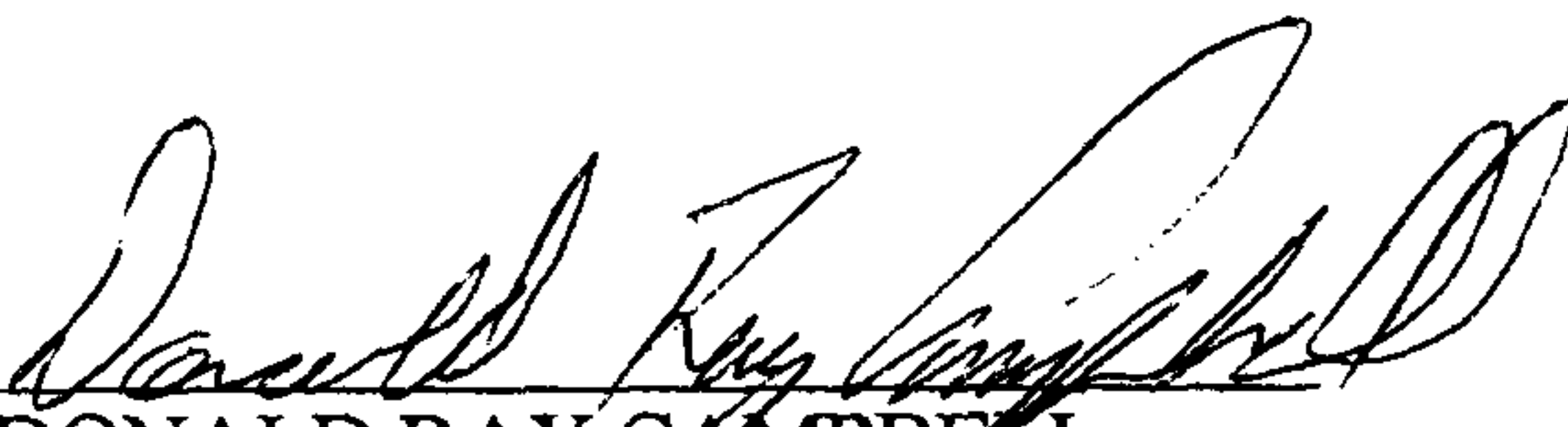
ADDENDUM FOR LEGAL DESCRIPTION OF MORTGAGE/DEED OF TRUST
DATED 5/30/02 , DONALD RAY CAMPBELL AND WIFE REDA L CAMPBELL,
MORTGAGORS

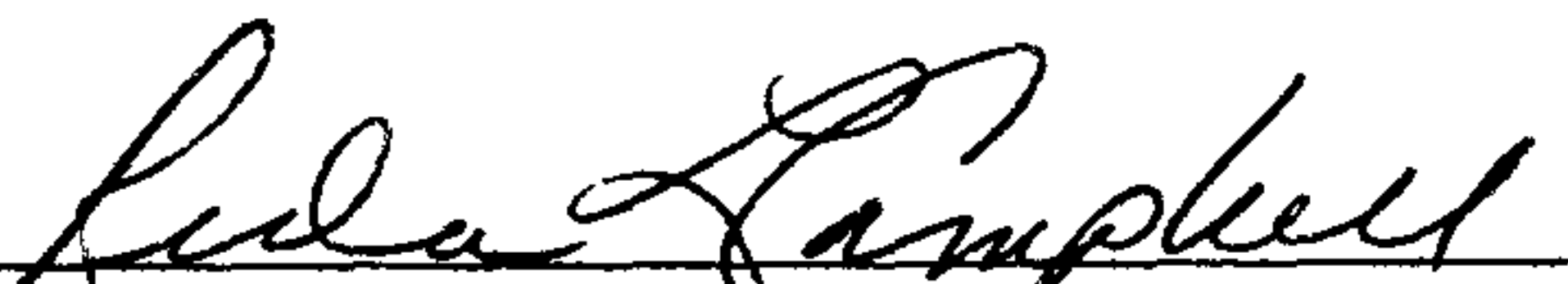
LEGAL DESCRIPTION:

FROM THE SW CORNER OF THE SW 1/4 OF NW 1/4, OF SECTION 7,
TOWNSHIP 20 SOUTH, RANGE 3 WEST RUN EAST ON THE 1/4 SECTION
LINE FOR A DISTANCE OF 292.47 FEET TO THE POINT OF
BEGINNING; THENCE CONTINUE IN THE SAME DIRECTION FROM THE
POINT OF BEGINNING FOR A DISTANCE OF 315 FEET, THENCE TURN
LEFT AN ANGLE OF 126 DEGREES 29 MINUTES 42 SECONDS FOR A
DISTANCE OF 200 FEET; THENCE TURN LEFT AN ANGLE OF 53
DEGREES 30 MINUTES 18 SECONDS FOR A DISTANCE OF 225 FEET;
THENCE TURN LEFT AN ANGLE OF 100 DEGREES 12 MINUTES 27
SECONDS FOR A DISTANCE OF 163.37 FEET TO THE POINT OF
BEGINNING.

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

ADDRESS: 4225 SOUTH SHADESCREST; BIRMINGHAM, AL TAX MAP
OR PARCEL ID NO.: 13-3-07-0-000-020.001


DONALD RAY CAMPBELL


REDA L. CAMPBELL