

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-22 Rev. 1-66

2003013100060540 Pg 1/2 38.00  
Shelby Cnty Judge of Probate, AL  
01/31/2003 11:05:00 FILED/CERTIFIED

STATE OF ALABAMA  
COUNTY Shelby

} KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Larry Shore and wife, Tonia Shore  
(hereinafter called "Mortgagors", whether one or more) are justly indebted, to  
Sanford Morgan and Ruth Morgan

(hereinafter called "Mortgagee", whether one or more), in the sum  
of Sixteen Thousand and no/100 ----- Dollars  
(\$ 16,000.00 ), evidenced by A Real Estate Note/Mortgage 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,

Larry Shore and wife, Tonia Shore

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 at the Northwest corner of the Southwest quarter of the Northeast quarter of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama, and run thence North 90 degrees 00 minutes 00 seconds East along the North line of said quarter-quarter section a distance of 419.42 feet to a point; thence run South 00 degrees 58 minutes 58 seconds East a distance of 1,034.62 feet to a point; thence run North 37 degrees 47 minutes 57 seconds East a distance of 327.20 feet to a found rebar corner and the point of beginning of the property being described; thence run North 37 degrees 01 minute 12 seconds East a distance of 304.76 feet to a set rebar corner; thence run North 39 degrees 43 minutes 28 seconds West a distance of 381.35 feet to a set rebar corner; thence run South 01 degree 52 minutes 00 seconds East a distance of 231.40 feet to a found rebar corner; thence run South 07 degrees 22 minutes 00 seconds West, a distance of 129.02 feet to a found rebar corner; thence run South 28 degrees 03 minutes 00 seconds East a distance of 118.38 feet to a found rebar corner; thence run South 10 degrees 32 minutes 00 seconds East a distance of 74.18 feet to the point of beginning. Situated in Shelby County, Alabama.  
According to the survey of Joseph E. Conn, Jr., dated January 13, 2003.

Larry P. Shore  
9309 Hwy 51 Sturtevant 35147

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 signature and seal, this \_\_\_\_\_ day of January, 20<sup>03</sup>  
*Larry Shore* .....(SEAL)  
Larry Shore  
.....(SEAL)  
*Tonia Shore* .....(SEAL)  
Tonia Shore  
.....(SEAL)

THE STATE of Alabama }  
Shelby COUNTY }  
I, the undersigned authority *Cathy Ingram*, a Notary Public in and for said County, in said State, hereby certify that Larry Shore and Tonia Shore  
whose name<sup>s</sup> 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 17<sup>th</sup> day of January, 2003  
*Cathy Ingram* Notary Public.  
MY COMMISSION EXPIRES JULY 25, 2005

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, 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 \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_, Notary Public

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Shelby Cnty Judge of Probate, AL  
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Return to:

TO

MORTGAGE DEED

THIS FORM FROM  
MICHAEL T. ATCHISON  
ATTORNEY AT LAW  
P. O. BOX 822  
COLUMBIANA, ALABAMA 35051