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20030616000374490 Pg 1/2 496.40
Shelby Cnty Judge of Probate, AL
06/16/2003 10:08:00 FILED/CERTIFIED

MORTGAGE

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That Whereas, **Clarence S. Collins, Jr. and Debra A. Collins**, (herein called "Mortgagor", whether one or more) are justly indebted to **Troy L. Lawley, also known as Troy Lawley, and Myrtle Lynn Lawley**, (herein called "Mortgagee", whether one or more), in the sum of **Three Hundred Twenty-One Thousand, Six Hundred Dollars and 00/100 (\$321,600.00)**, evidenced by separate Real Estate Mortgage Note executed on even date herewith.

And Whereas, Mortgagor 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 Mortgagor, **Clarence S. Collins, Jr. and wife, Debra A. Collins**, 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:

PARCEL I:

Commence at the Northwest corner of the Northwest quarter of the Southwest quarter of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence South 00 degrees 25 minutes 04 seconds East along the West line of said quarter-quarter a distance of 410.38 feet to a point; thence run South 89 degrees 25 minutes 34 seconds East a distance of 602.35 feet to a point on the West margin of Alabama Highway No. 119; thence run South 02 degrees 06 minutes 34 seconds East along said margin a distance of 430.0 feet to a set rebar corner and the point of beginning of the property being described; thence continue last described course a distance of 10.27 feet to a set rebar corner; thence run South 05 degrees 24 minutes 34 seconds along said margin of said highway a distance of 189.73 feet to a set rebar corner; thence run North 88 degrees 36 minutes 40 seconds West a distance of 210.08 feet to a found pipe corner; thence run North 05 degrees 18 minutes 39 seconds West a distance of 197.00 feet to a set rebar corner; thence run South 89 degrees 25 minutes 29 seconds East a distance of 210.01 feet to the point of beginning.

PARCEL II:

Commence at the Northwest corner of the Northwest quarter of the Southwest quarter of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence South 00 degrees 25 minutes 04 seconds East along the West line of said quarter-quarter a distance of 410.38 feet to a point; thence run South 89 degrees 25 minutes 34 seconds East a distance of 602.35 feet to a point on the West margin of Alabama highway No. 119; thence run South 02 degrees 06 minutes 34 seconds East along said margin of said highway a distance of 330.00 feet to a found rebar corner and the point of beginning of the property being described; thence continue last described course a distance of 100.00 feet to a set rebar corner; thence run North 89 degrees 25 minutes 29 seconds West a distance of 210.01 feet to a set rebar corner; thence run North 02 degrees 00 minutes 37 seconds West a distance of 100.42 feet to a found rebar corner; thence run South 89 degrees 18 minutes 29 seconds East a distance of 209.85 feet to the point of beginning.

According to the survey of Joseph E. Conn, Jr., dated March 27, 2003.

THIS IS A PURCHASE MONEY FIRST MORTGAGE.

Said property is warranted free from all encumbrances 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; lightening 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 Mortgagee 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 sums 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 encumbrance 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 subject to foreclosure as now provided by the 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 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 encumbrances, 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, **Clarence S. Collins, Jr. and Debra A. Collins**, have hereto set their signatures and seals, this 13th day of June, 2003.

MORTGAGOR:

Clarence S. Collins, Jr. (SEAL)
Clarence S. Collins, Jr.

Debra A. Collins (SEAL)
Debra A. Collins

STATE OF ALABAMA)
SHELBY COUNTY)

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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Clarence S. Collins, Jr. and Debra A. Collins**, 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 that same bears date.

Given under my hand and official seal this 13th day of June, 2003.
[Signature]
Notary Public
My Commission Expires: 8/13/05