

THIS INSTRUMENT PREPARED BY:

NAME: Clayton T. Sweeney, Attorney at Law

ADDRESS: 2700 Highway 280 East, Suite 160

Birmingham, AL 35223

20051013000535140 1/3 \$30.50  
Shelby Cnty Judge of Probate, AL  
10/13/2005 03:02:30PM FILED/CERT

## MORTGAGE

### State of Alabama Shelby COUNTY

**Know all Men by These Presents**, that whereas the undersigned Pacey E. Calhoun, an unmarried woman and William Matthew Harris, an unmarried man are justly indebted to Gail J. Owen and Glenda J. Stinson in the sum of **NINE THOUSAND AND NO/100 -----Dollars (\$9,000.00)** as evidenced by one promissory note(s) dated October 5, 2005 and whereas it is desired by the undersigned to secure the prompt payment of said indebtedness with interest when the same falls due, according to the terms therein.

**Now Therefore** in consideration of the said indebtedness, and to secure the prompt payment of the same at maturity, the undersigned, Pacey E. Calhoun and William Matthew Harris do, or does, hereby grant, bargain, sell and convey unto the said Gail J. Owen and Glenda J. Stinson ( hereinafter called Mortgagee) the following described real property situated in Shelby County, Alabama, to-wit:

**See Attached Exhibit "A" for Legal Description.**

**This is a purchase money mortgage.**

This mortgage is not assumable.

Said property is warranted free from all encumbrances and against any adverse claim.

TO HAVE AND TO HOLD the above granted premises unto the said Mortgagee forever; and for the purpose of further securing the payment of said indebtedness, the undersigned, agrees to pay all taxes, or assessments, when legally imposed upon said premises and should default be made in the payment of same, said Mortgagee has the option of paying off the same; and to further secure said indebtedness, the undersigned agrees to keep the improvements on said real estate insured against loss or damage by fire, lightning and tornado for the reasonable insurable value thereof, in companies satisfactory to the Mortgagee, with loss, if any payable to said Mortgagee, as the interest of said Mortgagee may appear, and promptly to deliver said policies, or any renewals 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 said Mortgagee has the option of insuring said property for said sum for the benefit of said Mortgagee, the policy, if collected, to be credited on said indebtedness, less cost of collecting same; all amounts so expended by said Mortgage for taxes, assessments or insurance, shall become a debt to said Mortgagee, additional to the debt hereby specially secured, and shall be covered by this mortgage, and bear interest from the date for payment by said Mortgagee, and be at once due and payable.

Upon condition, however, that if the said Mortgagor pays said indebtedness, and reimburse said Mortgagee for any amounts Mortgagee, may have expended for taxes, assessments and insurance, and the 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 should said indebtedness hereby secured, or any part thereof, or the interest thereon, remain unpaid at maturity, or should the interest of said Mortgagee 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, or if any statement of lien is filed under the Statutes of Alabama relating to the liens of mechanics and materialmen without regard to form and contents of such statement and without regard to the existence or non-existence of the debt or any part thereof or of the lien on which such statement is based, 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 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, in some newspaper published in said County and State, to sell the same in lots or parcels, or en masse, as Mortgagee may deem best, in front of the Court House door in said County, at public outcry, to the highest bidder for cash and apply the proceeds of said sale; First, to the expense of advertising, selling and conveying, including a reasonable attorney's fee; Second, to the payment of any amount that may have been expended, or that it may be necessary then to

CLAYTON T. SWEENEY, ATTORNEY AT LAW



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 remainder, if any, to be turned over to the said Mortgagor; and the undersigned further agree that said Mortgagee may bid at said sale and purchase said property, if the highest bidder therefor, as though a stranger hereto, and the person acting as auctioneer at such sale is hereby authorized and empowered to execute a deed to the purchase thereof in the name of the Mortgagor by such auctioneer as agent, or attorney in fact; and undersigned further agree to pay a reasonable attorney's fee to said Mortgagee for the foreclosure of this mortgage in Chancery, should the same be so foreclosed, said fee to be a part of the debt hereto secured.

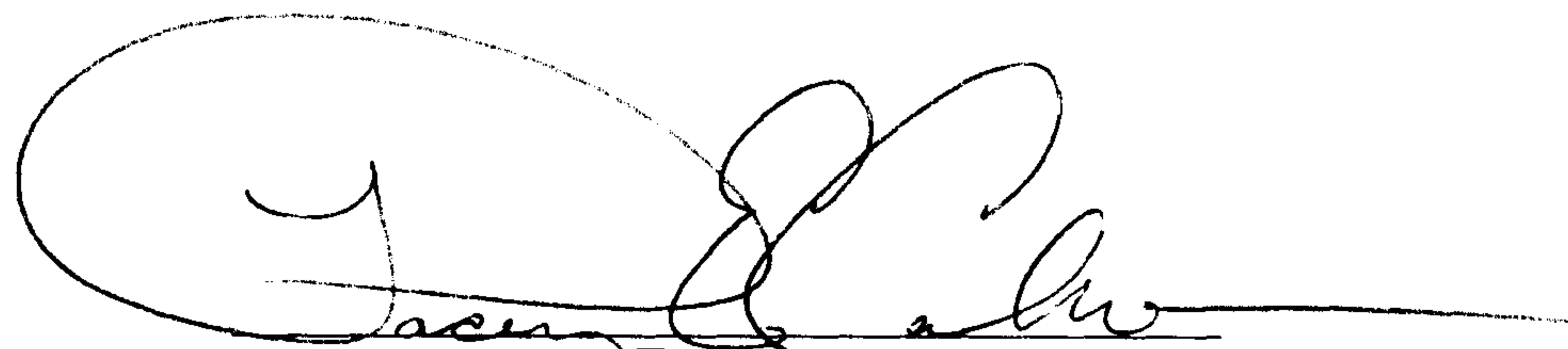
It is expressly understood that the word "Mortgagee" wherever used in this mortgage refers to the person, or to the persons, or to the corporation named as grantee or grantees in the granting clause herein.

Any estate or interest herein conveyed to said Mortgagee, or any right or power granted to said Mortgagee in or by this mortgage is hereby expressly conveyed and granted to the heirs, and agents, and assigns, of said Mortgagee, or to the successors and agent and assigns of said Mortgagee, if a corporation.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 5th day of October, 2005.

WITNESSES:

\_\_\_\_\_

  
Pacey E. Calhoun

\_\_\_\_\_

  
William Matthew Harris

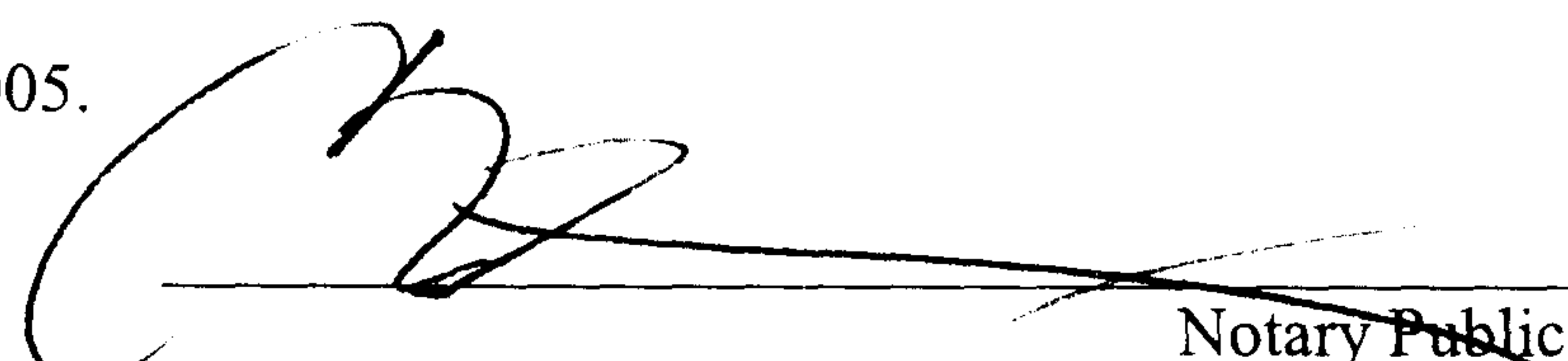
STATE OF ALABAMA )  
COUNTY OF JEFFERSON)


Acknowledgment

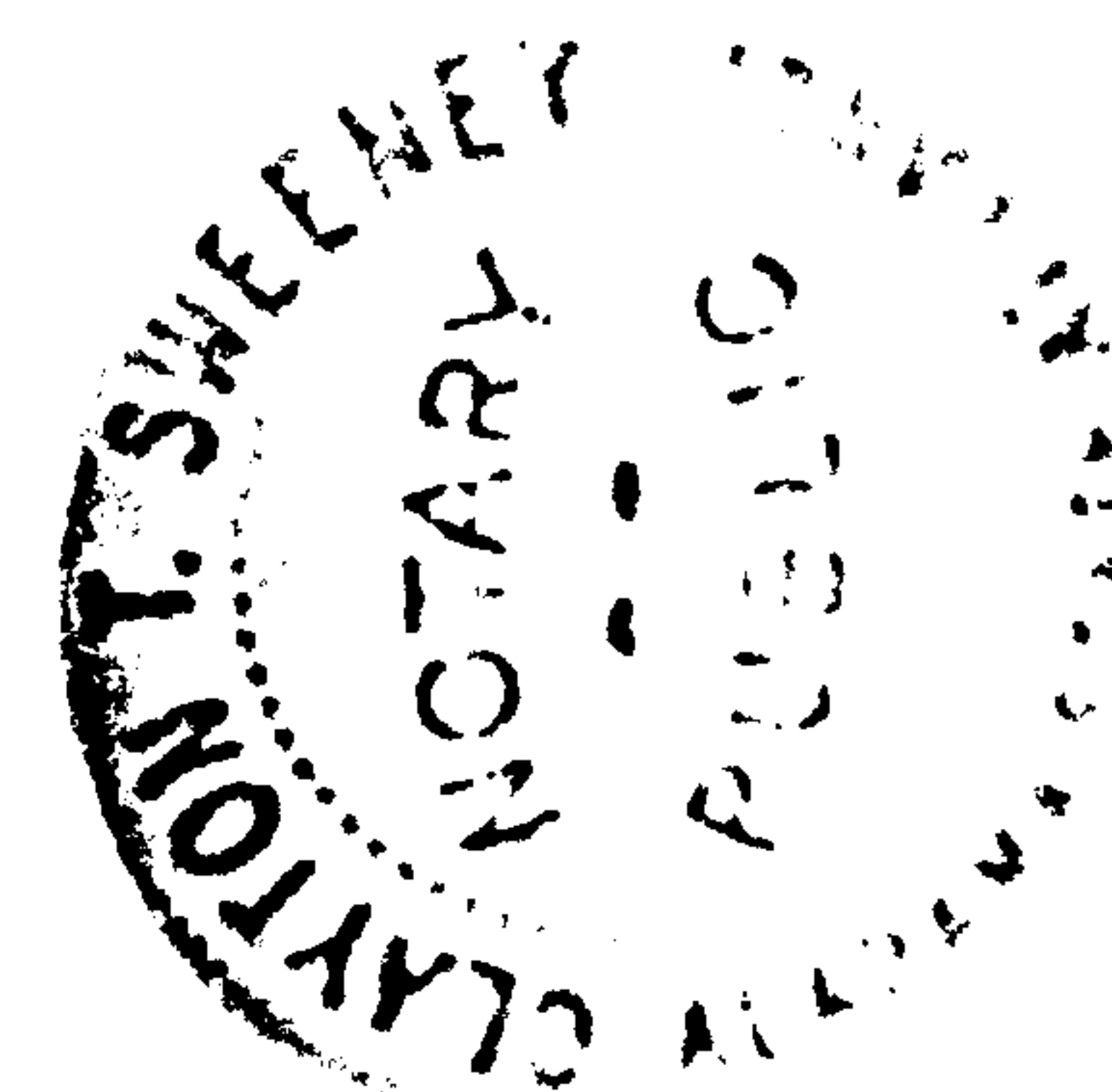
I, the undersigned,, a Notary Public in and for said County in said State, hereby certify that Pacey E. Calhoun and William Matthew Harris whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of October, 2005.

My commission expires: 6-5-2007

  
Notary Public

  
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**EXHIBIT "A"**

Commence at the Southeast corner of the NW1/4 of the SE1/4 of the NW1/4 of Section 12, Township 19 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence North 87 degrees 21 minutes 45 seconds West a distance of 254.43 feet to the centerline of an existing drive and the centerline of a 25 foot easement for ingress & egress lying 12.50 feet to either side of centerline; thence North 36 degrees 08 minutes 23 seconds West along said centerline, a distance of 90.40 feet; thence North 50 degrees 32 minutes 40 seconds West along said centerline, a distance of 128.80 feet to the centerline of Cross Creek Road and the end of drive and easement centerline; thence North 44 degrees 25 minutes 20 seconds East along said centerline a distance of 309.85 feet; thence North 78 degrees 45 minutes 38 seconds east along said centerline a distance of 192.49 feet; thence South 00 degrees 09 minutes 07 seconds West and leaving said centerline a distance of 420.71 feet to the POINT OF BEGINNING.

Also a 25 foot easement for ingress and egress described as follows:

Commence at the Southeast corner of the NW1/4 of SE1/4 of the NW1/4 of Section 12, Township 19 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence North 87 degrees 21 minutes 34 seconds West, a distance of 254.43 feet to the centerline of an existing drive and the centerline of a 25 foot easement for ingress and egress lying 12.50 feet to either side of centerline; thence North 36 degrees 05 minutes 23 seconds West along said centerline a distance of 90.40 feet; thence North 50 degrees 32 minutes 40 seconds West along said centerline a distance of 128.60 feet to the centerline of Cross Creek Road and the end of drive and easement centerline.

All being situated in Shelby County, Alabama.