



20060928000480790 1/3 \$92.00
Shelby Cnty Judge of Probate, AL
09/28/2006 08:32:46AM FILED/CERT

Prepared by:
DARLENE NAGEL _____ for
Wells Fargo Financial Bank
3201 N. 4th Ave.
Sioux Falls, SD 57104
Return to:
Wells Fargo Financial Bank
3201 N. 4th Ave.
Sioux Falls, SD 57104

ALABAMA REAL ESTATE MORTGAGE – LINE OF CREDIT

Maximum Principal Secured: \$ 50,000.00

The State of Alabama, Shelby County. Know All Men By These Presents: That whereas, ROBERT E INGRAM AND BARBARA ANN INGRAM HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, Mortgagors, whose address is 5401 HIGHWAY 16, MONTEVALLO, AL 35115, are indebted on their Credit Card Account Agreement ("Agreement"), payable to the order of Wells Fargo Financial Bank, Mortgagee, whose address is 3201 North 4th Avenue, Sioux Falls, SD 57104, evidencing a loan made to Mortgagors by Mortgagee. Said Agreement is payable 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 Agreement and without notice or demand, render the entire unpaid balance thereof at once due and payable.

NOW, THEREFORE, in consideration of said loan and to further secure the payment of present and future advances under the Agreement executed and delivered to Mortgagee by Mortgagors, and any extensions, renewals, modifications, refinancings, future advances or additional advances of the Credit Card Account Agreement, 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 addendum attached to this Mortgage/Deed of Trust, which description is part of the 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 Agreement, and each and every instalment thereof when due, and Mortgagor has terminated future advances or the draw period under the Agreement has expired and the amounts secured hereby have been paid in full then this conveyance shall become null and void. But should Mortgagors fail to pay the Agreement, 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 Agreement, 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.

Notice: This mortgage secures credit in the amount of the Maximum Principal Secured. Loans and advances up to this amount, together with interest, are senior to indebtedness of other creditors under subsequently recorded or filed mortgages and liens.

IN TESTIMONY WHEREOF, Mortgagors have hereunto set their hands and affixed their seals this 20 day of SEPTEMBER, 2006.

Robert E. Ingram (S.) SIGN HERE
Barbara Ann Ingram 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 ROBERT E INGRAM AND BARBARA ANN INGRAM HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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 20 day of SEPTEMBER, 2006

My Commission Expires 10/13/09

C. Bayh
Notary Public

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Mortgage/Deed of Trust Addendum

Addendum for legal description of mortgage/deed of trust dated, SEPTEMBER 20, 2006, ROBERT E INGRAM, BARBARA ANN INGRAM mortgagor(s):

Legal description:

EXHIBIT A LEGAL DESCRIPTION

Attached to file: 96-00737531

All that certain property situated in the County of SHELBY, and State of ALABAMA, being described as follows:

The NW 1/4 of the SW 1/4 of Section 12, Township 22, Range 3 West.

LESS AND EXCEPT WARRANTY DEED from Robert E. Ingram, and wife Barbara Ann Ingram to Hoyt T. Lyon, Jr. and wife Beverly Taff Lyon, dated 09/28/1976, recorded 10/04/1976 in Book 301, Page 278.

LESS AND EXCEPT WARRANTY DEED from Robert E. Ingram, and wife Barbara Ann Ingram to Thomas D. Taff and wife, Shirley Taff, dated 02/04/1975, recorded 05/19/1975 in Book 292, Page 258.

LESS AND EXCEPT WARRANTY DEED from Robert E. Ingram, and wife Barbara Ann Ingram to Everett R. Taff, Sr. and wife Mary Ethel Taff, dated 08/09/1994 recorded 08/11/1994 in Instrument No. 199425116.

LESS AND EXCEPT WARRANTY DEED from Robert E. Ingram, and wife Barbara Ann Ingram to Ben W. Ingram and wife, Debbie E. Ingram, dated 06/22/1984 recorded 07/18/1984 in Book 357, Page 428.

LESS AND EXCEPT WARRANTY DEED from Robert E. Ingram, and wife Barbara Ann Ingram to Richard L. Ingram and wife Debra C. Ingram, dated 02/08/1989 recorded 02/09/1989 in Book 226, Page 87.

LESS AND EXCEPT WARRANTY DEED from Robert E. Ingram, and wife Barbara Ann Ingram to Ben W. Ingram and wife, Debbie B. Ingram, dated 07/06/2005 recorded 07/08/2005 in Instrument No. 20050708000342690.