

This instrument was prepared by  
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MORTGAGE

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STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

**JOYCE HAYNIE, an unmarried woman**

(herein called "Mortgagor", whether one or more) is(are) justly indebted to

**PHILIP DOYLE HAYNIE**

(herein called "Mortgagee", whether one or more), in the sum of **TWENTY-TWO THOUSAND, NINE HUNDRED SEVEN AND 00/100 DOLLARS (\$22,907.00)**, evidenced by Promissory Note executed on even date herewith.

And Whereas, Mortgagor agrees, 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,

**JOYCE HAYNIE**

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:

**Begin at the Northeast corner of the NW ¼ of NE ¼, Section 3, Township 22 South, Range 4 West, thence run West along said section line a distance of 310 feet, thence run in a Southwesterly direction 410 feet, to the North line of the Columbiana and Tuscaloosa Public Road, thence run in a Southeasterly direction along said road a distance of 200 feet, thence run North 300 feet, thence run Southeast 210 feet, to the East line of the above section, thence run North along said section line 285 feet to the point of beginning. The mineral rights are reserved by the Alabama Mineral Land Company.**

**LESS AND EXCEPT:**

**Begin at the NE Corner of the NW ¼ of NE ¼ of Section 3, Township 22 South, Range 4 West thence South along the East line 285.0 feet, thence 116 degrees 15 min., more or less in a Northwesterly direction 210.0 feet, thence in a Northeasterly direction to a point on the North line of said ¼ - ¼ Section 150.0 feet West of the NE Corner of said ¼ - ¼ Section, thence East along the said North line of said ¼ - ¼ Section 150.0 feet to point**



**of beginning, said land being located in Shelby County, Alabama, recorded in Book 248, page 294, Shelby County, Alabama.**

**THIS IS A 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 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 inure 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 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 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 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, **JOYCE HAYNIE**, has hereto set her signature and seal, this 28<sup>th</sup> day of August, 2008.

  
**JOYCE HAYNIE**

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THE STATE of ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **JOYCE HAYNIE** whose name is signed to the foregoing Mortgage, and who is known to me acknowledged before me on this day, that being informed of the contents of the Mortgage, she executed the same voluntarily on the say the same bears date.

Given under my hand and official seal this 28<sup>th</sup> day of August, 2008.

  
Notary Public  
My commission expires: 8/13/09