

20081003000391500 1/4 \$66.95
Shelby Cnty Judge of Probate, AL
10/03/2008 08:39:10AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

THIS LOAN IS PAYABLE IN FULL AT MATURITY. YOU MUST REPAY THE ENTIRE PRINCIPLE BALANCE OF THE LOAN AND UNPAID INTEREST THEN DUE. THE NOTE HOLDER IS UNDER NO OBLIGATION TO RE-FINANCE THE LOAN AT THAT TIME. YOU WILL, THEREFORE, BE REQUIRED TO MAKE PAYMENT OUT OF OTHER ASSETS THAT YOU MAY OWN OR YOU WILL HAVE TO FIND A LENDER WILLING TO LEND YOU MONEY.

PURCHASE MONEY BALLOON MORTGAGE

KNOW ALL MEN BY THESE PRESENTS : That Whereas, GREGORY A. STROZIER and wife, MARY E. STROZIER, (hereinafter called "Mortgagors"), are justly indebted to Charles S. Farrell, Jr. and Margaret M. Farrell, Trustees, or their successors in trust, under the Farrell Living Trust, dated May 23, 2000, and any amendments thereto, whose address is 1315 MALIBU PLACE, BIRMINGHAM, AL 35216-2711, (hereinafter called "Mortgagee") in the sum of THIRTY-ONE THOUSAND TWO HUNDRED FIFTY and NO/100THS DOLLARS (\$31,250.00) evidenced by a promissory note 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 do hereby grant, bargain, sell, and convey unto Mortgagee the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A"

The entire proceeds from the indebtedness secured by this mortgage were used to purchase the above described property.

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, 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 the 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, but in any event not less than the original mortgage amount, 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 Mortgagors pay said indebtedness, and reimburses said Mortgagee or assigns for any amount Mortgagee may have expended for taxes, assessments, and insurance, and interest thereon, then this conveyance to be null and void; but should any of the following conditions occur: (a) a default in the terms and condition of the real estate mortgage note secured by this conveyance, (b) any default be made in the payment of the indebtedness or any sum expended by the said Mortgagee or assigns, or should indebtedness hereby secured, or any part thereof, or the interest thereon remain unpaid at maturity, or (c) 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 shall 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 Courthouse 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 attorneys 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 Mortgagors and undersigned further agree that said Mortgagee, agents or assigns may bid at said sale and purchase said property, if the highest bidder therefore; and undersigned further agree to pay a reasonable attorney's fee to said Mortgagee or assigns, for the foreclosure of this mortgage, should the same be so foreclosed, said fee to be a part of the debt hereby secured.

IN WITNESS WHEREOF the undersigned, GREGORY A. STROZIER and wife, MARY E. STROZIER have hereunto set their signature(s) and seal(s), this 15th day of October, 2008.

CAUTION -- IT IS IMPORTANT THAT YOU THOROUGHLY READ THIS DOCUMENT BEFORE SIGNING IT.

 (L.S.)
GREGORY A. STROZIER

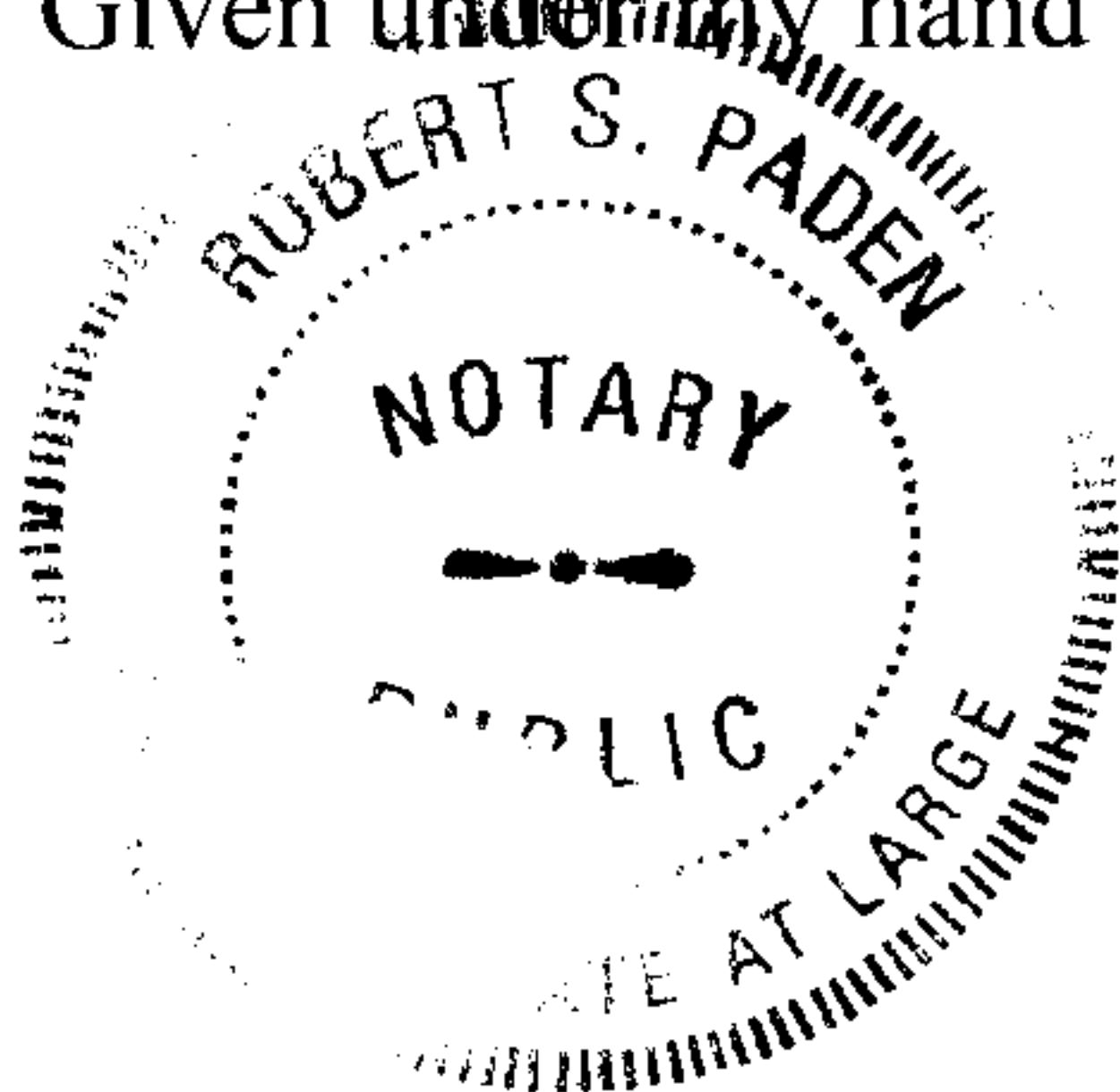
 (L.S.)
MARY E. STROZIER

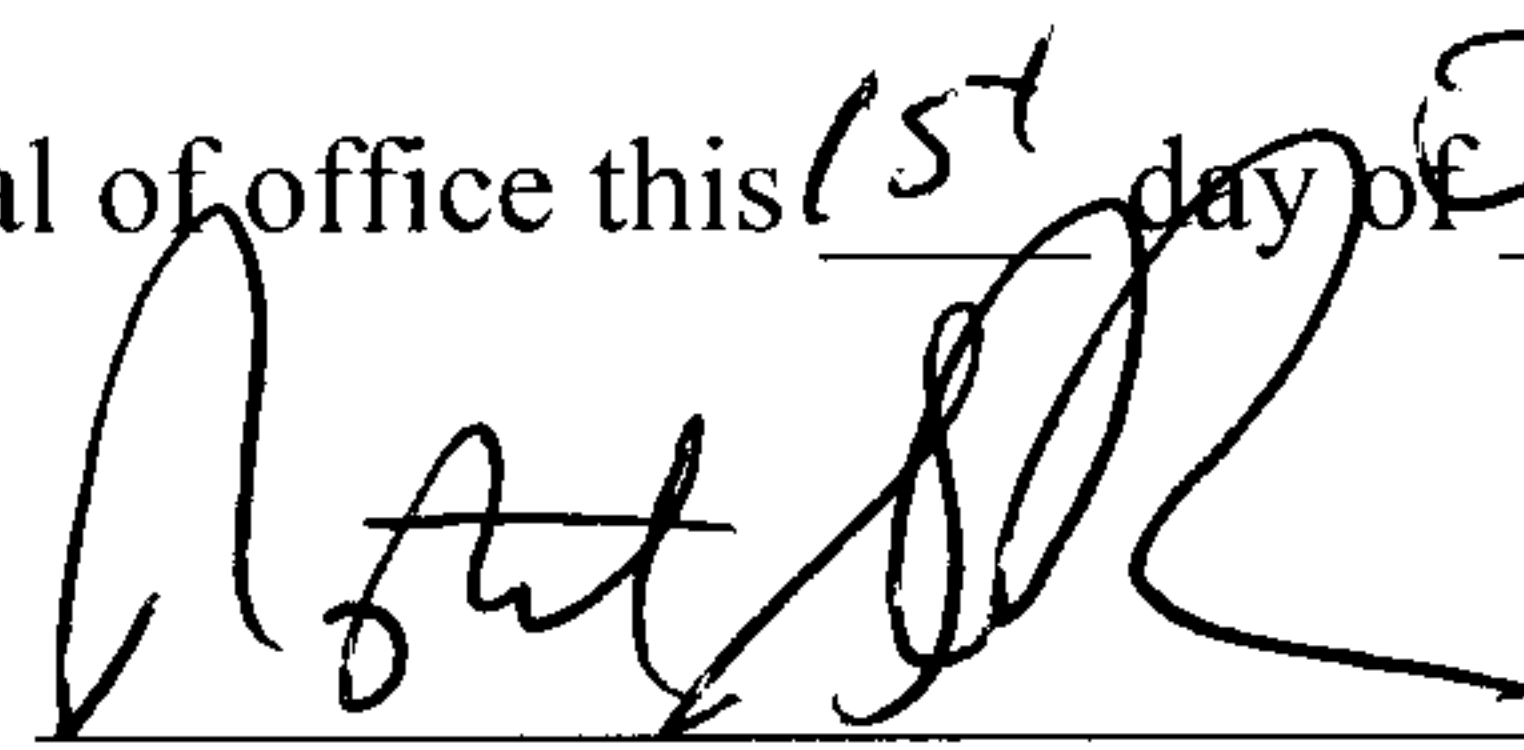
STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that GREGORY A. STROZIER and wife, MARY E. STROZIER, whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that, being informed of the conveyance, they executed the same voluntarily on the day same bears date.


Given under my hand and seal of office this 15th day of October, 2008.




Notary Public
My commission expires: 7/16/10

This Instrument was prepared by:
R. Shan Paden
PADEN & PADEN
5 RIVERCHASE RIDGE, SUITE 100
Birmingham, AL 35244

RE: GREGORY A. STROZIER
MARY E. STROZIER


20081003000391500 4/4 \$66.95
Shelby Cnty Judge of Probate, AL
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LOAN:

FILE NO: R08-16983

EXHIBIT "A"

A parcel of land located in the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the Northwest corner of said Section 25, thence run North 90 degrees 00 min. 00 sec. East along the North line of said section for a distance of 978.01 feet (deed) to a point; thence run South 45 deg. 00 min. 26 sec. West for a distance of 100.08 feet (deed) to a found iron; thence run North 90 deg. 00 min. 00 sec. East for a distance of 37.50 feet to an iron set and the POINT OF BEGINNING; thence continue along last course for a distance of 37.27 feet to a found iron; thence run South 00 deg. 12 min. 06 sec. East for a distance of 92.00 feet to an iron set; thence run South 09 deg. 24 min. 40 sec. West for a distance of 129.20 feet to a found iron; thence run South 54 deg. 32 min. 35 sec. West for a distance of 114.56 feet to a found iron; thence run North 77 deg. 39 min. 54 sec. West for a distance of 53.19 feet to a set iron; thence run North 25 deg. 08 min. 07 sec. East for a distance of 303.27 feet to THE POINT OF BEGINNING; being situated in Shelby County, Alabama.

Beneficial rights to the easements described and more particularly as follows:

Inst. No. 2000-44852

A parcel of land located in the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama and being more particularly described as follows: Commence at the Northwest corner of Section 25, thence run North 90 deg. 00 min. 00 sec. East along the north line of said section 978.01 feet (deed) to a point; thence run South 45 deg. 00 min. 26 sec. West for a distance of 100.8 feet (deed) to a found iron; thence run North 90 deg. 00 min. 00 sec. East for a distance of 37.5 feet to an iron set and its POINT OF BEGINNING, thence continue on last course for a distance of 37.27 feet to a found iron; thence run South 00 deg. 12 min. 06 sec. East for a distance of 92.00 feet to an iron set; thence run South 09 deg. 24 min. 40 sec. West for a distance of 129.20 feet to a found iron; thence South 54 deg. 32 min. 35 sec. West for a distance of 114.56 feet to a found iron; thence run North 77 deg. 39 min. 54 sec. West for a distance of 53.19 feet to a set iron; thence run North 25 deg. 08 min. 07 sec. East for a distance of 303.27 feet to the POINT OF BEGINNING; being situated in Shelby County, Alabama.

Inst. No. 20030521000316410

Part of NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, being more particularly described as follows:

From the NW corner of said Section 25, run in an easterly direction along the north line of said section for a distance of 281.41 feet; more or less, to an existing 4"x4" Alabama Power Company monument; thence continue in an easterly direction along last mentioned course for a distance of 695.65 feet to an existing #4 iron rebar; thence turn an angle to the right of 134 deg. 58 min. 01 sec. and run in a southwesterly direction for a distance of 99.85 feet to an existing #4 iron rebar and being the northwest corner of the Anderson property and being the point of beginning; thence turn an angle to the left of 135 deg. 00 min. 26 sec. and run in an easterly direction along the north line of said Anderson property for a distance of 37.50 feet to the northwest corner of the Farrell property; thence turn an angle to the left of 78 deg. 45 min. 50 sec. and run in a northeasterly direction for a distance of 42.15 feet; thence turn an angle to the right of 35 deg. 37 min. 33 sec. and run in a northeasterly direction for a distance of 15.25 feet to the south edge of the existing asphalt for Angler's Lane; thence turn an angle to the left of 137 deg. 38 min. 41 sec. and run in a westerly direction for a distance of 24.26 feet along the edge of Angler's Lane; thence turn an angle to the left of 56 deg. 52 min. 06 sec. and run in a southwesterly direction for a distance of 60.89 feet, more or less, to the point of beginning.