
20090429000157720 1/3 \$92.00
Shelby Cnty Judge of Probate, AL
04/29/2009 01:15:48 PM FILED/CERT

Prepared by:
SARAH GILSTER for
Wells Fargo Financial Cards
3201 N. 4th Ave.
Sioux Falls, SD 57104

~~Return to:~~
Wells Fargo Financial Cards
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, JIMMIE N PHILLIPS AND WIFE DONNA J PHILLIPS, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, Mortgagors, whose address is 1834 CHANDCROFT CIR, PELHAM, AL 35124, are indebted on their Credit Card Account Agreement (“Agreement”), payable to the order of Wells Fargo Bank, N.A., 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 17 day of MARCH, 2009.

Jimmie N. Phillips (L.S.) ◀ SIGN HERE
Donna J. Phillips (L.S.) ◀ SIGN HERE

STATE OF Alabama
Jefferson COUNTY

I, the undersigned authority, in and for said County in said State, hereby certify that JIMMIE N. PHILLIPS AND WIFE DONNA J. PHILLIPS, 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 17 day of MARCH, 2009.

Andray Michelle Busey
Notary Public
10/29/2010



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Mortgage/Deed of Trust Addendum

Addendum for legal description of mortgage/deed of trust dated, MARCH 17, 2009, JIMMIE N PHILLIPS, DONNA J PHILLIPS mortgagor(s):

Legal description:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN CITY OF PELHAM BEING KNOWN AS THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA TO-WIT: LOT 14, ACCORDING TO THE SURVEY OF CHANDLER SOUTH, FIRST SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 106, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address: 1834 Chandcroft Circle Pelham, AL 35124

Being the same property conveyed to Jimmie N. Phillips and wife Donna J. Phillips, joint tenants with right of survivorship by deed from James Scott Spencer and wife Becky K. Spencer, wife, dated 8/30/1996, filed 9/6/1996 and recorded in Deed as Inst. No. 1996-29390 in SHELBY County Records.

J.P.
D.P.



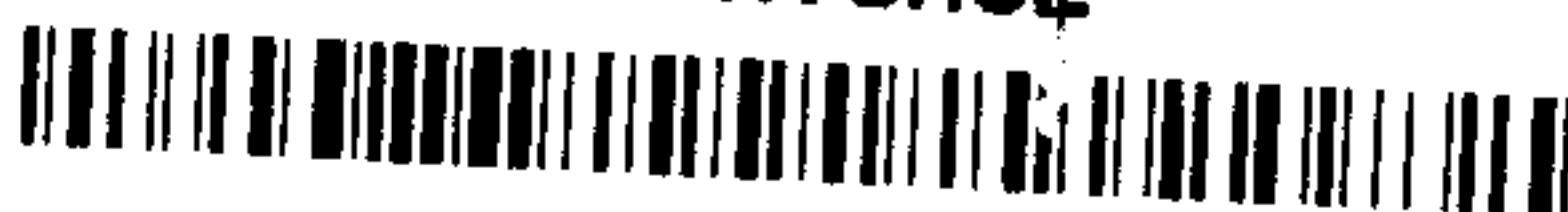
PHILLIPS

40437953

AL

FIRST AMERICAN ELS

OPEN END MORTGAGE



WHEN RECORDED, RETURN TO:
EQUITY LOAN SERVICES, INC.
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING - TEAM 1
Accommodation Recording Per Client Request