

This instrument prepared by:
WILLIAM H. HALBROOKS, Attorney
#1 INDEPENDENCE PLAZA, STE 704
BIRMINGHAM, ALABAMA 35209

STATE OF ALABAMA

JEFFERSON COUNTY

Know All Men By These Presents, that whereas the undersigned,

Timothy J. Brunner and Jennifer Brunner , Husband and Wife , is/are justly

indebted to

Dalmous H. Haltiwanger and Joann Haltiwanger ,

in the sum of

Two Hundred Thirty Thousand and No/100 (\$230,000.00) Dollars

evidenced by one promissory note dated September 11 , 2009 and whereas it

is desired by the undersigned to secure the prompt payment of the said

indebtedness with interest when the same falls due;

Now Therefore in consideration of the said indebtedness, and to secure
the prompt payment of the same at maturity, the undersigned, do, or does,
hereby grant, bargain, sell and convey unto the said Dalmous H. Haltiwanger
and Joann Haltiwanger (hereinafter called Mortgagee) the following described
real property situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for legal description of the property which
is incorporated herein for all purposes.

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

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, 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 Mortgagee for taxes, assessment or
insurance shall become a debt to said Mortgagee, additional to the debt hereby specially secured,
and shall be covered by the mortgage, and bear interest from the date of payment by said
Mortgagee and be at once due and payable.



20090921000359800 2/3 \$362.00
Shelby Cnty Judge of Probate, AL
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Upon condition, however, that if the said Mortgagor pays said indebtedness, and reimburses 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 encumbrances 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 amounts that may have been expended, or that it may be necessary then to expended 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 therefore, 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 purchaser 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 agents and assigns of said Mortgagee, if a corporation

IN WITNESS WHEREOF, we have hereto set our hands and seals on this the 11th day of September, 2009.

WITNESSES:

Timothy J. Brunner (Seal)
Timothy J. Brunner

 _____ (Seal)
Jennifer Brunner

**STATE OF ALABAMA }
 }
 }
Jefferson COUNTY }**

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Timothy J. Brunner and Jennifer Brunenr whose name(s) is/are signed to the foregoing conveyance, and who is/are 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 11th day of September, 2009.

William H. Halbrooks, Notary Public
My Commission Expires: 4/21/12

are known to me, and acknowledge the conveyance herein made, and an official seal this

Exhibit "A"

Attached Legal Description


20090921000359800 3/3 \$362.00
Shelby Cnty Judge of Probate, AL
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PARCEL I:

Lots A and B, according to the Map of Lake Brook Estates, as recorded in Map Book 22, Page 141, in the Probate Office of Shelby County, Alabama.

PARCEL II:

Northwest Quarter of Northwest Quarter of Section 24, Township 24 North, Range 15 East, less and except that portion of said property lying with the map of Lake Brook Estates as recorded in Map Book 22, Page 141, in the Probate Office of Shelby County, Alabama. Also less and except any portion lying within Lay Lake (Coosa River) and with the bounds of Shelby County Highway No. 400.

Lying and being situated in Shelby County, Alabama.

Subject to: all easements, restrictions and rights of way of record.

The proceeds of this loan have been applied against the purchase price of the property described herein, conveyed to mortgagor/s simultaneously herewith.