

MORTGAGE

**STATE OF ALABAMA
COUNTY SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Jose Louis Pena and wife, Elodia Sandeval Pena

(hereinafter called "Mortgagees", whether one or more are justly indebted to

Billy K. Graham, Jr. and Jane Gore Graham

(hereinafter called "Mortgagors", whether one or more),

in the sum of ONE HUNDRED TWENTY THOUSAND DOLLARS AND ZERO CENTS (\$120,000.00) evidenced by a mortgage note.

This is mortgage on real estate.

And whereas, Mortgagees agreed, in incurring said indebtedness, which this mortgage should be given to secure the prompt payment thereof.

NOW THEREFORE, in consideration of the premises, said Mortgagors,

Jose Louis Pean and Elodia Sandeval Pena

and all others executing this mortgage, do hereby grant, bargain, sell and convey unto the Mortgagees the following described real estate, situated in SHELBY County, State of Alabama, to wit:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

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 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 Mortgagee's option pay off the same; and to further secure said indebtedness, first above named undersigned agrees to keep the



20140908000280850 1/4 \$203.00
Shelby Cnty Judge of Probate, AL
09/08/2014 11:37:55 AM FILED/CERT

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 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 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 sum 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 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 of Shelby and State of Alabama, 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.


20140908000280850 2/4 \$203.00
Shelby Cnty Judge of Probate, AL
09/08/2014 11:37:55 AM FILED/CERT

IN WITNESS WHEREOF the undersigned, Jose Louis Pena and Elodia Sandeval Pena, have hereunto set their signatures and seals, this 4th day of September, 2014.

Jose Louis Pena
Jose Louis Pena

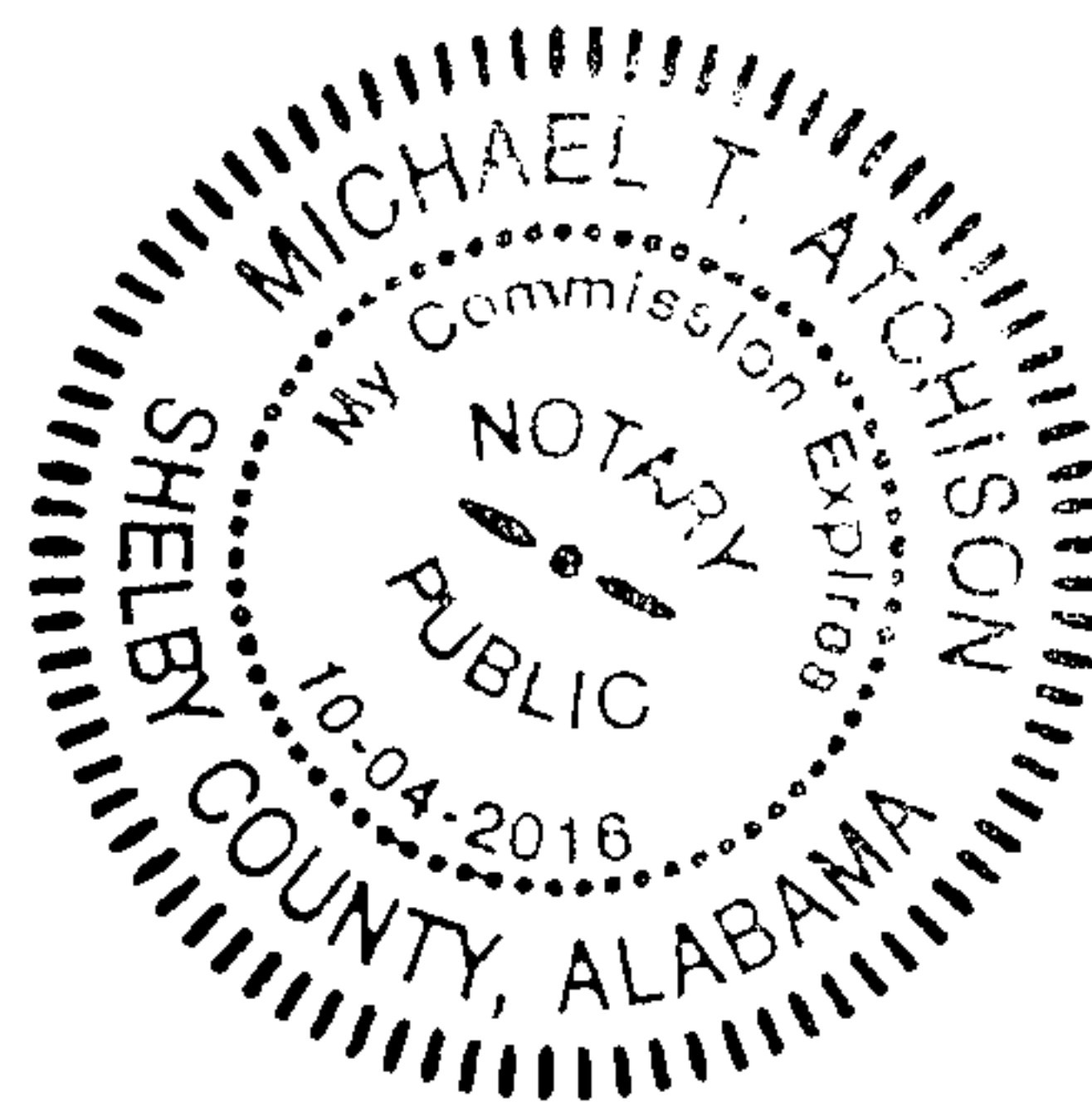
Elodia Sandeval Pena
Elodia Sandeval Pena

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Mike T. Atchison, a Notary Public in and for said County, in said State, hereby certify that Jose Louis Pena and Elodia Sandeval Pena, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of September, 2014.

Mike T. Atchison
Notary Public
My commission expires: 10-4/2016




20140908000280850 3/4 \$203.00
Shelby Cnty Judge of Probate, AL
09/08/2014 11:37:55 AM FILED/CERT

EXHIBIT A
LEGAL DESCRIPTION

Commence at the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 14, Township 24 North, Range 13 East, Chilton County, Alabama, and said point being located in the West boundary line of the Harkins paved road, and from said point of beginning; thence run North along the East quarter-quarter line for 330 feet; thence run West 310 feet along a paved road; thence run South 30 degrees East for 400 feet and along a fence line to the South quarter-quarter line; thence run East 110 feet along said South quarter-quarter line to the point of beginning.

LESS AND EXCEPT: A lot or parcel of land described as follows: Commencing at the southeast corner of the Northwest Quarter of the Southwest Quarter of Section 14, Township 24 North, Range 13 East and from said point proceed North along the East boundary line of said quarter-quarter South 330 feet; thence North 66 degrees West 107 feet to a point where the North right of way line of a paved public road is intersected by the West right of way line of a paved public road and establish this point as the point of beginning; thence proceed North 36 degrees East along the West right of way line of a paved public road 428 feet; thence North 58 degrees West 323 feet; thence South 10 degrees West 527 feet to the North right of way of a paved public road; thence run East along the North right of way of said paved public road 114 feet to the point of beginning. Said land being partially in the Northeast Quarter of the Southwest Quarter and partially in the Northwest Quarter of the Southwest Quarter of Section 14, Township 24 North, Range 13 East.


20140908000280850 4/4 \$203.00
Shelby Cnty Judge of Probate, AL
09/08/2014 11:37:55 AM FILED/CERT