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Shelby Cnty Judge of Probate, AL
08/03/2015 03:39:14 PM FILED/CERT

STATE OF ALABAMA
MORTGAGE
COUNTY OF SHELBY

Purchase Money

KNOW ALL MEN BY THESE PRESENTS: That WHEREAS, the undersigned Ana Yesenia Bautista Cacho is indebted to Cristian Gerardo Ramirez-Garcia in the principal sum of FIFTY-FIVE THOUSAND DOLLARS (\$55,000.00) together with interest at the rate of 6% per annum from the date hereof, which is evidenced by a promissory note of the undersigned, bearing even date with this instrument, payable to the order of Cristian Gerardo Ramirez-Garcia and described as follows:

One promissory note in the principal amount of FIFTY-FIVE THOUSAND DOLLARS (\$55,000.00) payable together with interest at the rate of Six Percent (6%) per annum, in One Hundred and Twenty (120) consecutive monthly installments of SIX HUNDRED TEN AND 61/100 DOLLARS (\$610.61). Said monthly installments are due on the 3RD of each calendar month.

Now for the purpose of securing the prompt payment of the above described note when it becomes due, as well as all other liability or liabilities of the undersigned to the said Cristian Gerardo Ramirez-Garcia, I, Ana Yesenia Bautista Cacho, hereinafter called Mortgagor, do grant, bargain, sell and convey unto the said Cristian Gerardo Ramirez-Garcia, hereinafter called the Mortgagee, the following described real property situated in Shelby County, Alabama at 2098 Farmingdale Road, Harpersville, AL, 35078:

A part of the SE 1/4 of SE 1/4 of Section 29, Township 19 South, Range 2 East, more particularly described as follows: Commence at the SE corner of said quarter-quarter section and run South 87 deg. 30 min. West a distance of 399.2 feet to a point; thence North 1 deg. West a distance of 157.4 feet to a point, thence North 1 deg. 30 min. West a distance of 228.4 feet to a point; thence North 3 deg. East a distance of 359.0 feet to a point; thence North 3 deg. East a distance of 315 feet to point of beginning of the lot herein described, which said point is the NW corner of the Strickland lot; thence continue North 3 deg. East along the Easterly line of a gravel road 210 feet; thence South 82 deg. 30 min. East a distance of 210 feet; thence South 3 deg. 30 min. West a distance of 210 feet; thence North 82 deg. 30 min. West a distance of 210 feet to the point of beginning. Situated in Shelby County, Alabama. Excepting right of way of county road. Less and except that part previously sold to the State of Alabama in Deed Book 344 page 163 in the Probate Office.

TO HAVE AND TO HOLD the said property, together with improvements and appurtenances thereto belonging, unto Mortgagee, and unto the heir(s) and assign(s) of Mortgagee forever. Mortgagor covenants with Mortgagee that Mortgagor is lawfully seized in fee of the said property, that it is free of all encumbrances, except as may be provided herein, that Mortgagor has a good right to sell and convey the same to Mortgagee, and that Mortgagor will warrant and defend said property to Mortgagee, and the heir(s) and assign(s) of Mortgagee, forever against the lawful claims and demands of all persons.

MORTGAGOR COVENANTS AND AGREES AS FOLLOWS:

1. Mortgagor shall assess said property for taxation and pay when due all taxes, liens, judgments or assessments assessed against said property. Mortgagor will make with each periodic payment secured by this Mortgage a payment sufficient to provide a fund from which the real estate taxes, betterment assessments and other governmental charges which can become a lien against the mortgaged premises can be paid by Mortgagee when due.

AB

2. Mortgagor shall insure the buildings now on said property, or that may hereafter be placed thereon, against loss by fire and such other hazards as Mortgagee may require, in companies to be approved by Mortgagee, in such amounts and for such periods as may be required by Mortgagee. Any policy evidencing such insurance shall be deposited with Mortgagee. Mortgagor will make with each periodic payment secured by this Mortgage a payment sufficient to provide a fund from which the insurance on the mortgaged premises can be paid by Mortgagee when due.
3. Mortgagor shall properly repair and care for said property and the grounds and all improvements thereon, keeping such improvements in good repair, ordinary wear and tear excepted.
4. If the validity of this mortgage or Mortgagor's title to any of said land or improvements is questioned in any manner or if any part of such land or improvements is not properly described herein, Mortgagee may investigate and take such action as Mortgagee considers necessary or desirable for the protection of Mortgagee's interest and for this purpose may employ an attorney or expert assistance and Mortgagor will promptly pay all expenses so incurred by Mortgagee.
5. If Mortgagor defaults in any of the provisions in paragraphs 1, 2, 3, or 4 hereof, then Mortgagee may pay such taxes, liens, judgments or assessments, obtain and pay for such insurance, or advance such attorney's fees, expenses and costs, and Mortgagor agrees to immediately pay Mortgagee all amounts so advanced, and all amounts so advanced shall be secured hereby. As to such indebtedness, Mortgagor waives all rights of exemption as to real or personal property under the Constitution and Laws of the State of Alabama and agrees to pay a reasonable attorney's fee for the collection thereof. In the event of default in making of any payments herein provided and in the event the whole of said debt is declared to be due, interest shall accrue thereafter at the rate stated above.
6. All defaulted payments and all sums advanced by Mortgagee, as provided for herein, shall, from the date due, bear interest at the rate provided for in the note or notes secured by this mortgage.
7. Mortgagee may at any time, without notice, release any of the property described herein, grant extensions or deferments of time or payment of the indebtedness secured hereby, or any part thereof, or release from liability any one or more parties who are or may become liable for the payment of said indebtedness, without affecting the priority of this lien or the personal liability of Mortgagor or any other party liable or who may become liable for the indebtedness secured by this instrument.
8. The failure of Mortgagee to exercise any option or election, or to take any action under any term or covenant herein expressed, shall not be deemed a waiver of the right to exercise such option or election or to take such action at any time.
- 9 Each covenant and agreement herein contained shall inure to the benefit of and bind the heir(s), successor(s) and assign(s) of Mortgagee and Mortgagor.
- 10 Mortgagor shall promptly pay the debt secured hereby, and any advances made hereunder, and all other debts which may become owing to Mortgagee, or to the heir(s), successor(s), or assign(s) of Mortgagee, during the life of this mortgage, all being obligations secured hereby except for future obligations for which no required Right of Rescission has been given, together with interest thereon, time being of the essence of this mortgage obligation.

AD

11 Mortgagor shall permit the Mortgagee or Mortgagee's representative(s) to examine and inspect the premises at any reasonable time.

12 Mortgagor shall pay the lawful charges for drawing, executing, and recording these presents and all lawful costs, charges and expenses, including attorney's fees, incurred by said Mortgagee by reason of any proceeding in Court, or otherwise, necessary to enforce the provisions hereof.

13 Mortgagor agrees that if any part or provision of this instrument is held unlawful, all other parts or provisions of this instrument shall not be affected.


BUT THIS CONVEYANCE IS INTENDED TO OPERATE AS A MORTGAGE AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

If Mortgagor shall pay the indebtedness hereby secured as it becomes due and payable and if all other sums hereby secured are paid as herein provided, and all covenants and agreements herein are kept and performed, then this conveyance shall be null and void. But if there is default in the payment of any part of the indebtedness or any other sums hereby secured, or if there is default in any other terms, covenants or conditions herein contained, or if the interest of Mortgagee in the property becomes endangered by reason of the enforcement of any prior lien or encumbrance, or upon substantial damage, waste, misuse, sale or encumbrance of or to the above described property, then the whole of said indebtedness shall immediately become due and payable, and said Mortgagee, or assign(s), is hereby authorized and empowered to take possession of said property, and with or without so taking possession, sell the same before the courthouse door in the City of COLUMBIANA, County of SHELBY, Alabama, at public outcry, to the highest bidder for cash, in bulk or in parcels as said Mortgagee may deem fit, after giving written notice of the time, place, and terms of sale, together with a description of the property to be sold, by publication once a week for three successive weeks in a newspaper published in said County, and upon payment of the purchase money, said Mortgagee or the auctioneer or any person conducting said sale is hereby authorized to execute and deliver to the purchaser at said sale a deed to the property so purchased. Said Mortgagee or assign(s), is/are hereby authorized to purchase said property at such foreclosure sale. The proceeds of such foreclosure sale shall be applied: first, to the payment of the expenses incurred in making the sale, including reasonable attorney's fees; second, to the payment of the amount that may be due on the debt secured by this mortgage, and of the several amounts that may be expended under the provisions of this mortgage with all interest due respectively thereon to the date of such sale; third, the balance, if any, shall be paid to Mortgagor or any party or parties entitled thereto.

IN WITNESS WHEREOF, I have set my hand and seal, this 3 day of August, 2015.

Ana Bautista (SEAL)
Ana Yesenia Bautista Cacho

STATE OF ALABAMA
COUNTY OF Shelby


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I, the undersigned authority, a Notary Public in and for said County, in said

State, do hereby certify that Ana Yesenia Bautista Cacho, 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 day the same bears date.


GIVEN UNDER MY HAND AND OFFICIAL SEAL this 3rd day of August, 2015.



NOTARY PUBLIC

MY COMMISSION EXPIRES 8/26/2017

This Instrument was Prepared By:
Cristian Gerardo Ramirez-Garcia
2098 Farmingdale Road
Harpersville, AL 35078


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