


**This instrument was prepared by  
JOEL C. WATSON ATTORNEY  
1240 1<sup>ST</sup> STREET N SUITE 102  
ALABASTER, ALA. 35007  
TITLE EXAMINED  
LEGAL FURNISHED BY MORTGAGOR**

  
20150901000304260 1/3 \$36.50  
Shelby Cnty Judge of Probate, AL  
09/01/2015 08:12:13 AM FILED/CERT

**MORTGAGE STATE OF ALABAMA)  
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS: That Whereas,**

FEDERICO MUNOZ MOLINA AND WIFE OLGA GUADALUPE ROCHIN RUIZ

(Hereinafter called "Mortgagors," whether one or more) are justly indebted, to  
EARNEST WORTHEY AND CALLIE WORTHEY (hereinafter called "Mortgagee," whether  
one or more), in the sum of ELEVEN THOUSAND Dollars (\$ 11,000 ), as evidenced by a 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,

and all others executing this mortgage, do hereby grant, bargain, sell and convey unto the  
Mortgagee the following described real estate situated in SHELBY County, State of  
Alabama, to wit:  
SEE EXHIBIT A ATTACHED FOR LEGAL DESCRIPTION

THIS IS NOT THE HOMESTEAD OF THE GRANTORS

Said property is warranted free from all encumbrances and against any adverse claims, except as  
stated above.

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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 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,

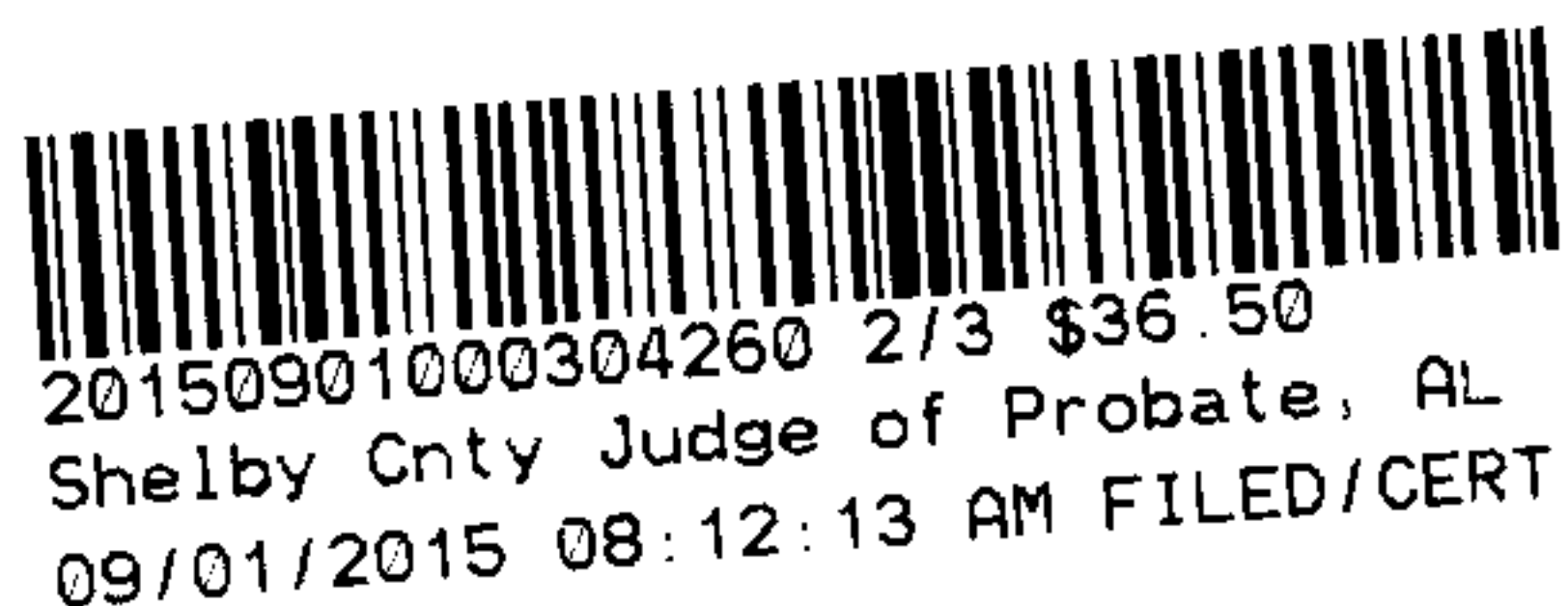


assessments or insurance, shall become a debt to said Mortgagee or assigns, additional to the debt hereby specially secured, and shall be covered by this Mortgage, and bear interest from date of payment by said Mortgagee, or assigns, and be at once due and payable.

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 in subject to foreclosure as now provided by law in case of past due mortgages, and 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 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 therefore; 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.

IN WITNESS WHEREOF the undersigned

have hereunto set my signature and my seal, this 27TH day of AUGUST, 2015.



Federico Muñoz Molina  
FEDERICO MUNOZ MOLINA *And wife*  
OLGA GUADALUPE ROCHIN RUIZ  
OLGA GUADALUPE ROCHIN RUIZ

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THE STATE OF ALABAMA     )  
SHELBY     COUNTY     )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Federico Muñoz Molina AND Olga Guadalupe Rochin Ruiz 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27<sup>TH</sup> day of AUGUST, 2015.

*Kay Barker*  
Notary Public

EXHIBIT "A"

**Lot 13, according to the Plat of the Town of Aldrich, as recorded in Map Book 3, Page 4, in the Probate Office of Shelby County, Alabama, and also according to map entitled Thomas' Addition to the Map of the Town of Aldrich, as recorded in Map Book 3, Page 52, in the Probate Office of Shelby County, Alabama.**



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