

THIS INSTRUMENT WAS PREPARED BY:
A. VINCENT BROWN, JR.
510 - 18TH STREET, NORTH
BESSEMER, AL 35020


20160223000055990 1/2 \$759.50
Shelby Cnty Judge of Probate, AL
02/23/2016 12:58:29 PM FILED/CERT

REAL ESTATE MORTGAGE

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS: That Whereas, Bonnie Parker Goodman, a single woman (hereinafter called the "Mortgagor," whether one or more) are justly indebted to John P. Segars, a single man, (hereinafter called the "Mortgagee," whether one or more), in the sum of Four Hundred Ninety-Five Thousand and no/100 Dollars (\$495,000.00) evidenced by one Promissory Note of even date herewith, said note more particularly describing the terms and conditions.

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 Mortgagor(s), Bonnie Parker Goodman, a single woman, and all others executing this mortgage, do hereby grant, bargain, sell and convey unto the Mortgagee the following described real estate, situated in the County of Jefferson, State of Alabama, to-wit:

A parcel of land located in the Northwest 1/2 of Section 25, Township 20 South, Range 4 West and in the Southeast 1/2 of the Northeast 1/2 of Section 26, Township 20 South, Range 4 West, Shelby County, Alabama described more particularly as follows:

Commence at the Southwest corner of the Northwest 1/2 of said Section 25; thence run North along the West quarter section line a distance of 338.0 feet to the point of beginning, thence continue last course a distance of 174.9 feet; thence run S 87°08' W a distance of 324.94 feet; thence run N 33°33' W a distance of 51.62 feet; thence run N 66°04' W a distance of 173.57 feet; thence run N 00°02' W a distance of 200.62 feet to the southerly right of way of Shelby County Highway #13; thence run N 75°44' E along said right of way a distance of 126.40 feet to a point of curve to the left, thence continue with said right of way to a culvert (chord bearing N 57°51' E, chord distance of 926.51 feet) thence run S 47°31'22" E a distance of 166.75 feet; thence run S 00°10'30" W a distance of 700.0 feet; thence run S 87°36' W a distance of 30 feet; thence run S 00°32'30" W a distance of 162.0 feet; thence run S 87°36' W a distance of 485.0 feet to the point of beginning.

THIS IS A PURCHASE MONEY MORTGAGE. ALL MONIES DERIVED FROM THIS LOAN ARE BEING USED FOR THE ACQUISITION OF THE PROPERTY. THIS IS A FIRST LIEN MORTGAGE.

SUBJECT PROPERTY IS NOT THE MORTGAGOR(S) HOMESTEAD.

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 Mortgage, 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. The undersigned Mortgagor has no right to convey the property while there is an outstanding balance owed under this Note and Mortgage obligation. Any conveyance of the Mortgagor's interest in this property while there is an outstanding indebtedness owed under the terms of the Promissory Note or loan agreement will result in a default of the loan and the payment obligations being accelerated by the Mortgagee.

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 incumbrance 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 and State, sell the same in lots or parcels or in mass 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 a part of the debt hereby secured.

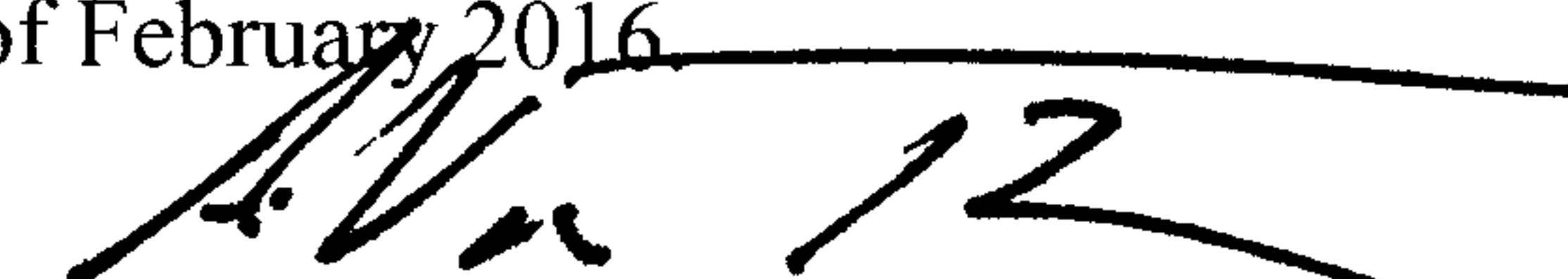
IN WITNESS WHEREOF, the undersigned, Bonnie Parker Goodman, has/have hereunto set his/her/their signature and seal this the 12th day of February 2016.


Bonnie Parker Goodman

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

I, the undersigned authority, A. Vincent Brown, Jr., a Notary Public in and for said County, in said State, hereby certify that Bonnie Parker Goodman, a single woman, whose name is signed to the foregoing instrument, and who is known to me, and acknowledged before me on this day that, being informed of the contents of such instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand this the 12th day of February 2016.


Notary Public
My Commission Expires: 11/29/2019


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