

STATE OF ALABAMA

**MORTGAGE**

COUNTY OF \_\_\_\_\_



20160504000149070 1/5 \$30.50  
Shelby Cnty Judge of Probate, AL  
05/04/2016 10:57:58 AM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS: That WHEREAS,** the undersigned, JOEY FREELAND HOLSOMBACK, is/are indebted to Sensible Loans, Inc in the principal sum of Two Thousand Nine Hundred Forty And No/100 DOLLARS (\$ 2940.00 ), together with interest at the rate of 36.0000 % per annum from the date hereof, which is evidenced by a promissory note of the undersigned, JOEY FREELAND HOLSOMBACK, bearing even date with this instrument, payable to the order of Sensible Loans, Inc and described as follows:

One promissory not in the principal amount of Two Thousand Nine Hundred Forty And No/100 DOLLARS (\$ 2940.00) payable together with interest at the rate of 36.0000% per annum, in 24 consecutive monthly installments of \$ 173.60 each.

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 Sensible Loans, Inc, I/we, JOEY FREELAND HOLSOMBACK husband and wife/married/unmarried, hereinafter called Mortgagor, do grant, bargain, sell and convey unto the said Sensible Loans, Inc, hereinafter called Mortgagee, the following described real property situated in \_\_\_\_\_ County, Alabama, viz:

**Real property described in Exhibit A, which is attached hereto and incorporated herein by reference.**


**TO HAVE AND TO HOLD** Mortgagee, the following described real property situated in appurtenances thereto belonging, unto Mortgagee, and unto the heirs and assigns 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 heirs and assigns of Mortgagee, forever against the lawful claims and demands of all persons.

JH

## MORTGAGOR CONVENANTS 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.
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.
3. Mortgagor shall properly care for said property and the grounds and all improvements thereon, keeping such improvements in as good repair as they are now, 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 or 3 hereof, 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. And 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, except that if the debt secured hereby is a consumer credit obligation other than for the purchase of real property such waiver applies only to property subject to this mortgage.
6. All Principal amounts past due, 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 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

  
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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 proceedings in Court or otherwise, necessary to enforce the provisions hereof to the extent allowed under state or federal law.

### **SPECIAL PROVISIONS FOR LOANS CONTAINING AN ESCROW REQUIREMENT:**

If Mortgagor's loan contains an escrow requirement, the above references to Mortgagor's duty to pay taxes and insurance premiums are inapplicable so long as such payments are required to be made by Mortgagee. Further, any advance made to an escrow account will be subject to repayment only in amounts and upon terms as permitted by state or federal law.

In the event that Mortgagee is unable to advance funds for insurance premiums due to the policy being canceled or insurance company's inability or refusal to accept payment, Mortgagee may force place insurance after complying with notice and/or other requirements. Mortgagor agrees that any reasonable and necessary premiums or fees paid to force place insurance will be deemed an advance to the escrow account.

Mortgagee will require the maintenance of a cushion in escrow not to exceed 1/6 of the scheduled annual disbursement amount from escrow. Where Mortgagor is not more than 30 days late in making payments under the Agreement, any surplus in escrow of \$50 or more will be refunded to Mortgagor; any surplus of less than \$50 will be applied toward the next year's escrow payments unless such application will cause the escrow balance to exceed holding limits, in which case, such excess will be refunded to Mortgagor. Where Mortgagor is more than 30 days late in making payments under the Agreement, any surplus will be retained in the escrow account unless such retention will cause the escrow balance to exceed holding limits, in which case, such excess will be refunded to Mortgagor. Where the escrow account balance is deficient, Mortgagee may require Mortgagor to cure the deficiency by making at least 2 equal monthly payments in addition to regularly scheduled payments.

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 such that Mortgagee's security for the loan or any right in such security is adversely affected, then the whole of said indebtedness shall immediately become due and payable, and said Mortgagee or assign 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 , County of, Alabama, at public outcry, to the highest bidder for cash, in bulk or in parcels as

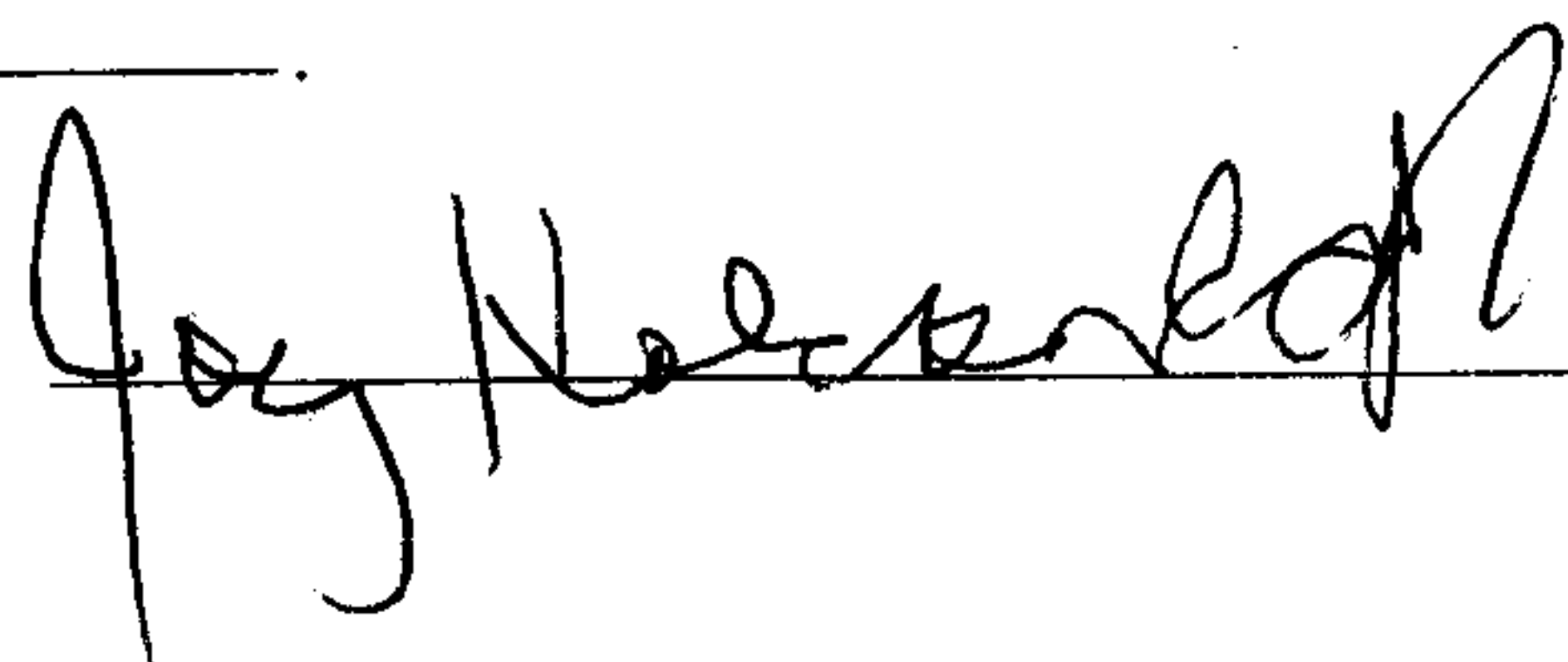
**IN WITNESS WHEREOF**, we have set our hands and seals, this 25th day of

April

2016




20160504000149070 3/5 \$30.50  
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 (SEAL)

(SEAL)

## EXHIBIT "A"

A parcel of land containing 0.50 acres, located in the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 12, Township 22 South, Range 4 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said  $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$  section and run North 0 degrees 45 minutes 18 seconds East along the West boundary 106.16 feet; thence run East 228.10 feet to the intersection of the West right of way of Shelby County Highway No. 10; thence run South 24 degrees West along said right of way 116.29 feet to the intersection of the South boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$  section; thence run North 89 degrees 58 minutes 23 seconds West along said boundary 182.2 feet to the point of beginning.


  
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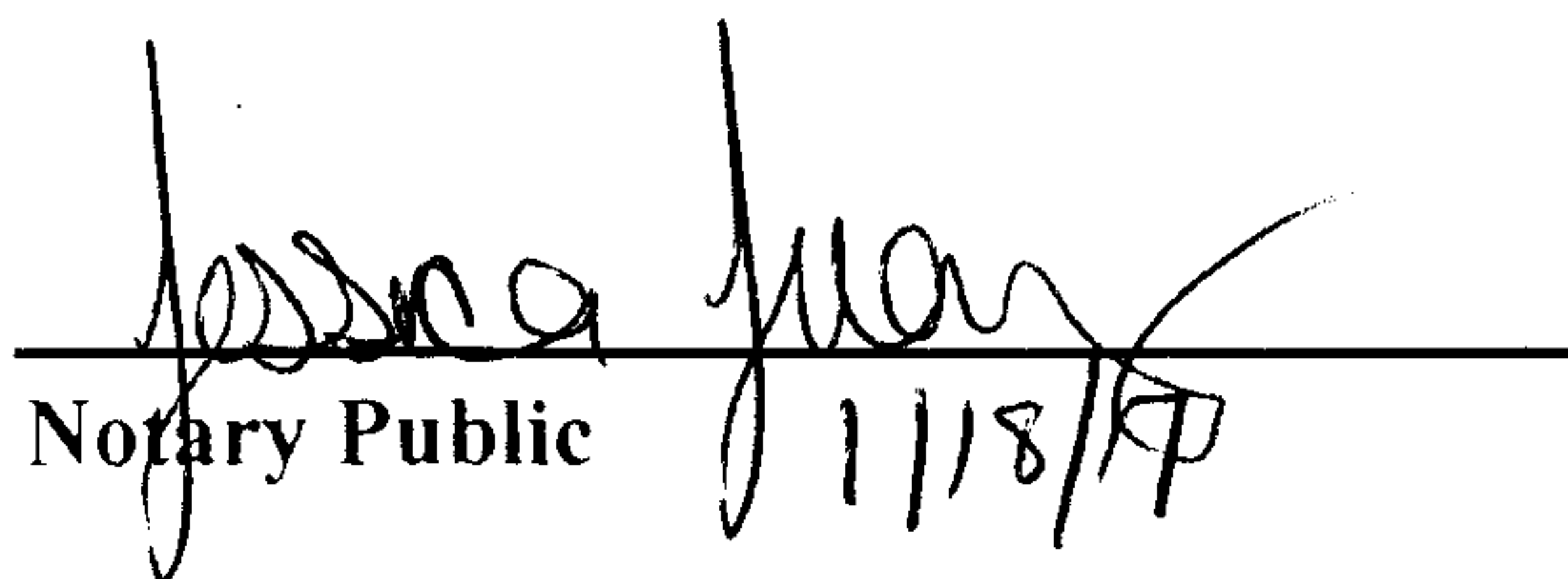
STATE OF ALABAMA

COUNTY OF Madison

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that Joey Freebaird Hobbsback whose name(s) is/are signed to the foregoing mortgage and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the mortgage, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 25<sup>th</sup> day of April, 2016.

  
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Notary Public 1/18/16

This Instrument was Prepared By:

Jessica Juarez, NMLS# 971817,

516 Jordan Lane NW

Huntsville, AL 35805

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