


This instrument was prepared by:
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PO Box 822, Columbiana, AL 35051

MORTGAGE DEED

STATE OF ALABAMA
COUNTY SHELBY


20160824000305720 1/2 \$36.00
Shelby Cnty Judge of Probate, AL
08/24/2016 09:52:02 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Jackie Glass, a Single woman

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

Fred Wayne Horton

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

in the sum of Twelve Thousand and no/100-----DOLLARS
(\$12,000.00) evidenced by a mortgage note of even date.

And whereas, Mortgagors 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,

Jackie Glass

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:

Commence at the SE corner of the NW ¼ of the SW ¼ of Section 6, Township 22 South, Range 2 West; thence run Northwardly along the East line of said ¼ -1/4 for a distance of 211.40 feet to the North right of way line of Shelby County Highway Number 22; thence turn an angle to the left of 125 degrees 23 minutes 03 seconds and run along said highway right of way a distance of 90.45 feet; thence turn an angle to the right of 90 degrees for a distance of 332.88 feet; thence turn an angle to the left of 90 degrees for a distance of 350.56 feet for the point of beginning; thence turn an angle to the left of 92 degrees 18 minutes 42 seconds for a distance of 164.20 feet; thence turn an angle to the right of 29 degrees 39 minutes 30 seconds for a distance of 109.61 feet, more or less, to the North right of way line of said Highway Number 22; thence turn an angle to the right and run along the arc of a curve to the right having a radius of 680.03 feet and a central angle of 35 degrees 31 minutes 08 seconds for a distance as measured along said arc of 421.56 feet; thence leaving said right of way turn right an angle so as to run Northeasterly to the point of beginning, said line being 289.02 feet in length and a straight line continuation of the 350.56 feet line described above.

Said property is warranted free from all incumbrances 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 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 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 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 incumbrances, 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.

IN WITNESS WHEREOF the undersigned Jackie Glass

Have hereunto set her signature and seal, this 17th day of June, 2016.

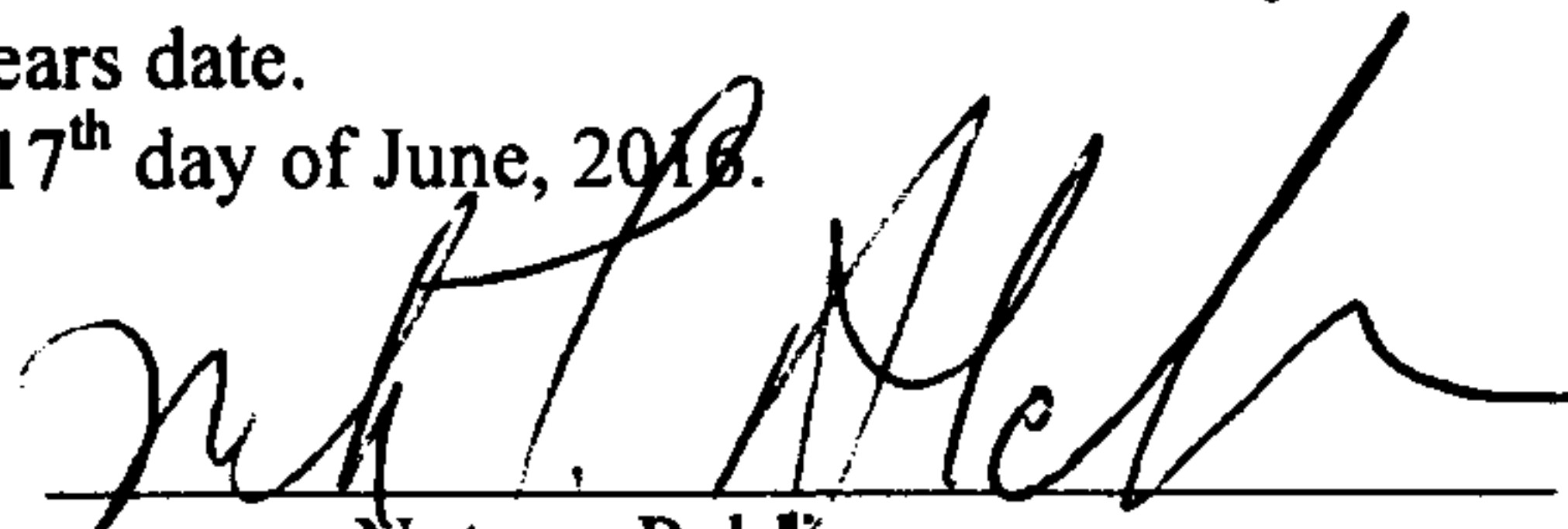


Jackie Glass

STATE OF ALABAMA
SHELBY COUNTY

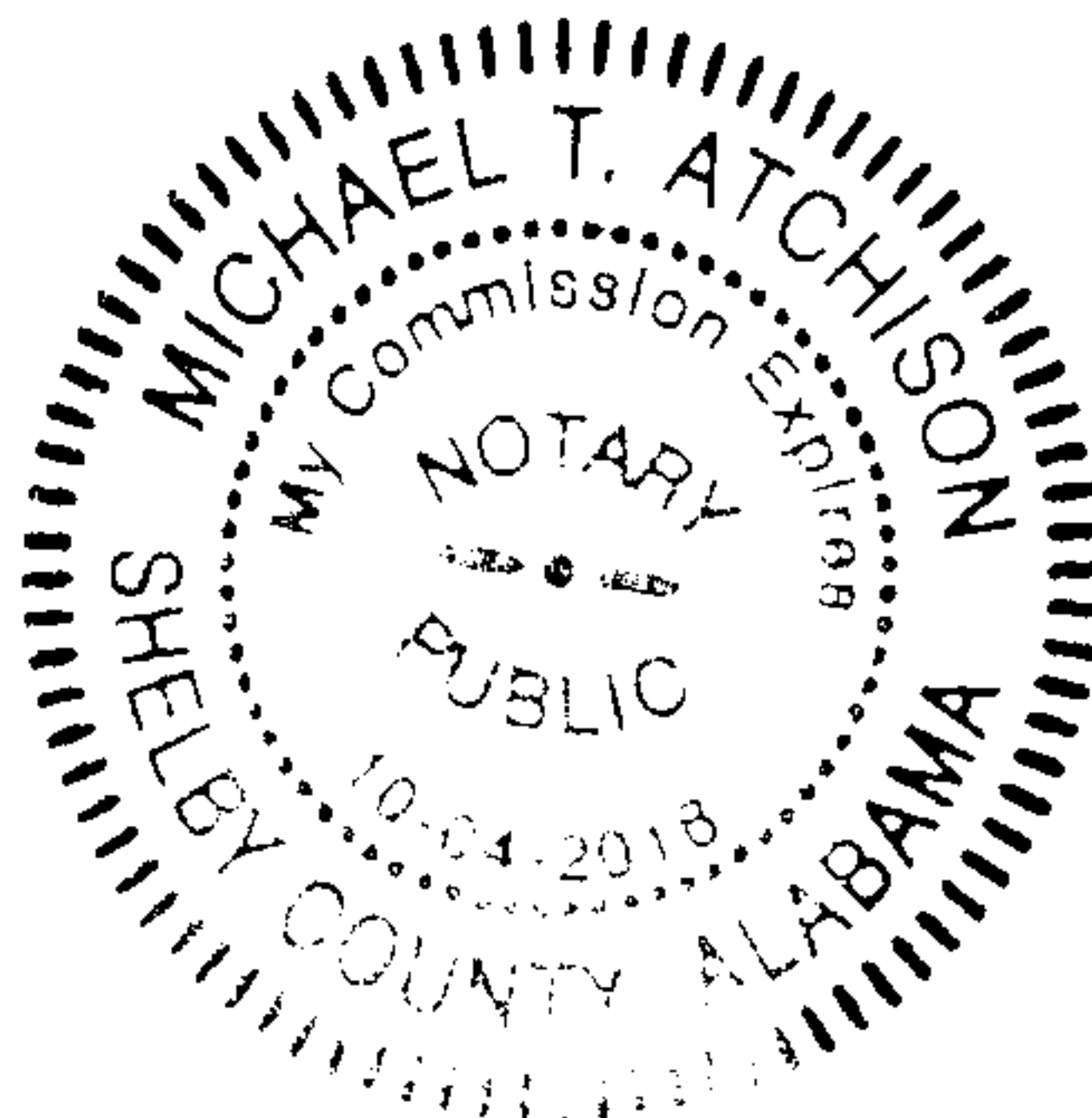
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jackie Glass, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they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


Given under my hand and official seal this 17th day of June, 2016.



Notary Public

My commission expires: 10-4-16




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