

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094

MORTGAGE

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That Whereas, JOSHUA AIRIAN MCDONALD, AN UNMARRIED MAN (hereinafter called "Mortgagors" whether one or more) are justly indebted to **CHARLES MCDONALD AND BETTY MCDONALD, THEIR HEIRS OR ASSIGNS** (hereinafter called "Mortgagee" whether one or more), in the principal sum of **FIFTY FOUR THOUSAND AND NO/100 (\$54,000.00)** being due and payable on or before NOVEMBER 1, 2024.

And Whereas, Mortgagors agreed, in incurring said indebtedness, that this mortgage should be given to secure the prompt payment thereof.

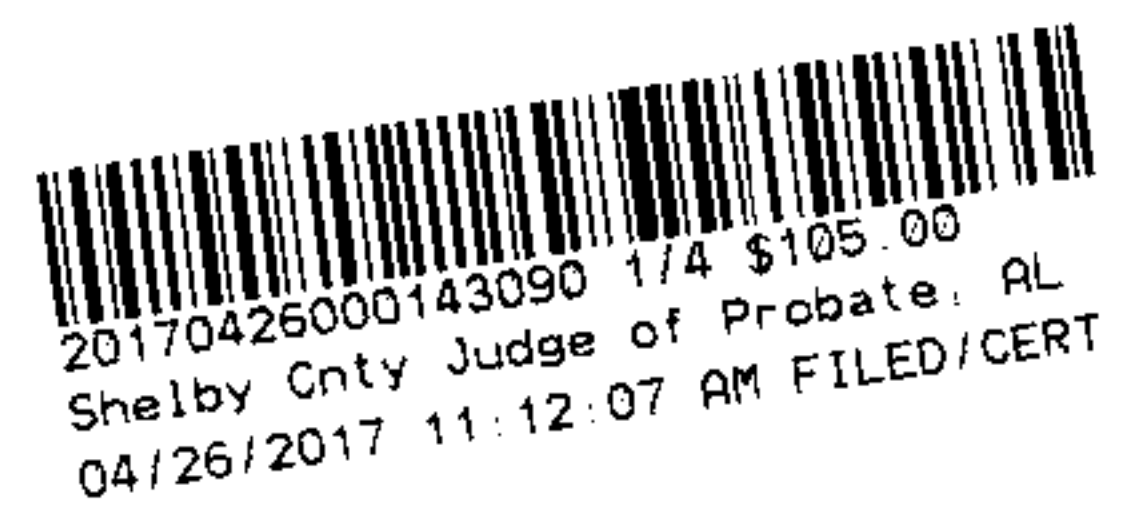
NOW THEREFORE, in consideration of the premises, said Mortgagors, JOSHUA AIRIAN MCDONALD, and all others executing this mortgage, do hereby grant, bargain, sell and convey unto the Mortgagee the following described real estate, situated in SHELBY County, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT 'A' MADE A PART HERETO BY REFERENCE

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

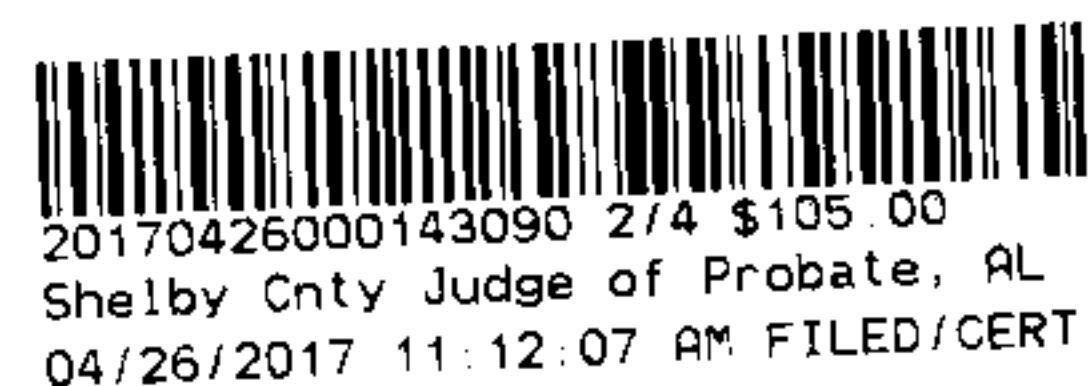
TO HAVE AND TO HOLD the above granted property unto the said Mortgagee, Mortgagee's successors, heirs and assigns forever; and for the purpose of further securing the payment of said indebtedness, the undersigned agrees to pay all taxes or assessments when imposed legally upon said premises, and should default be made in the payment of same, the

Purchase Money



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 of 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 Mortgagee 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 sums 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 the 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 County and State, sell the same in lots or parcels or en masse as Mortgagee, agents or assigns deem best, in front of the Courthouse 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, JOSHUA AIRIAN MCDONALD, have hereunto set their signature(s) and seal(s) this ~~2nd day of December 2015~~

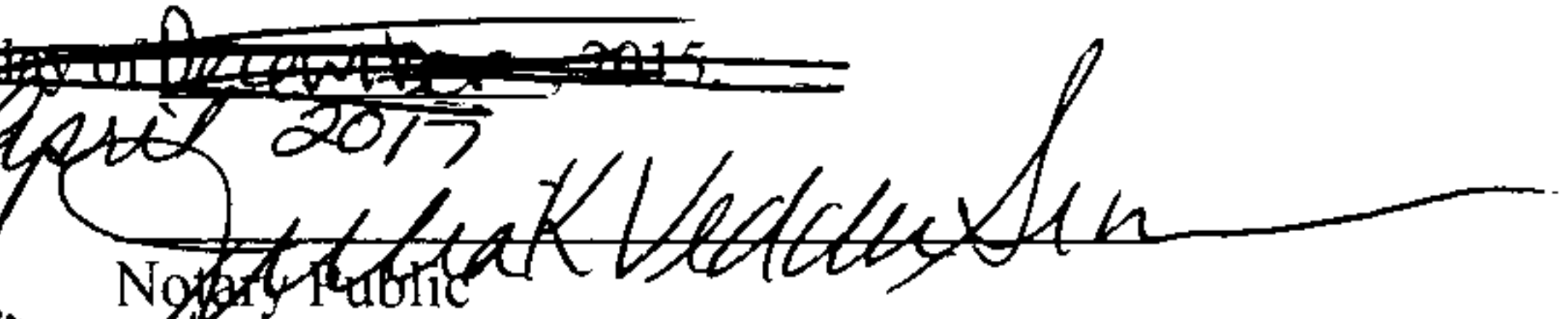
26 day of April 2017


JOSHUA AIRIAN MCDONALD

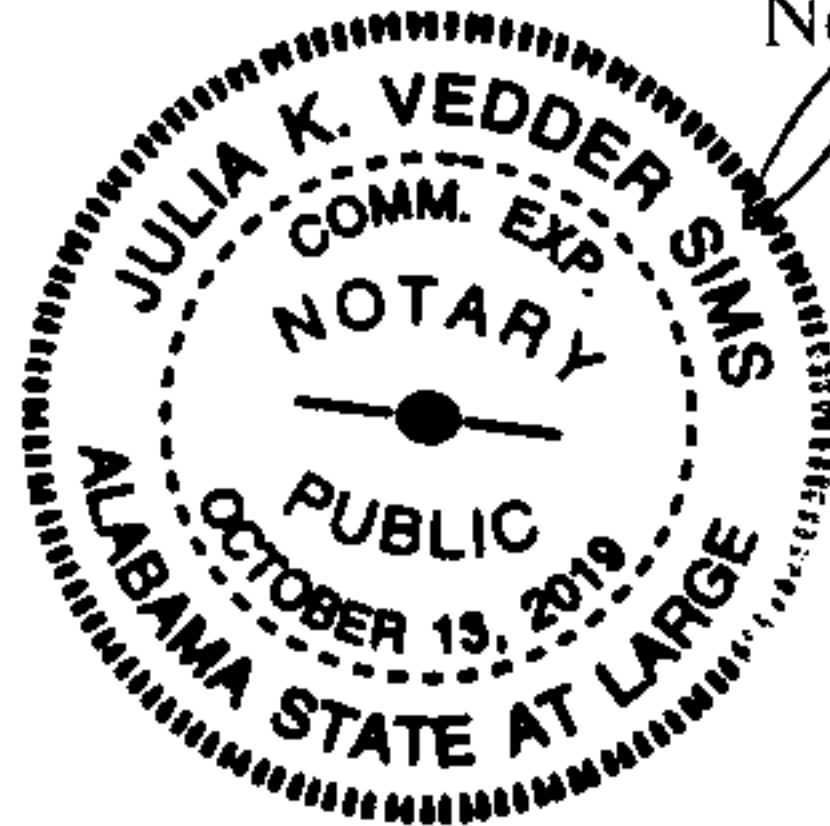
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JOSHUA AIRIAN MCDONALD whose name(s) 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, with full authority they executed, the same voluntarily on the day the same bears date.

Given under my hand and official seal this ~~2nd day of December 2015~~

26 day of April 2017

Notary Public

My Commission Expires:





20170426000143090 3/4 \$105.00
Shelby Cnty Judge of Probate, AL
04/26/2017 11:12:07 AM FILED/CERT

EXHIBIT "A"

A tract of land located in the SE1/4 of the NW1/4 and the SW1/4 of Section 33, Township 17 South, Range 1 East, of Huntsville Meridian, Shelby County, Alabama. Being more particularly described as follows:

LEGAL DESCRIPTION TRACT 1

Commencing at a 2" open top pipe marking the SE corner of the NW1/4 of the SW1/4 of Section 33, T-17-S, R-1-E, Shelby County, Alabama; thence along the south line of said 1/4-1/4 section S 89°15'15" W for a distance of 151.27 feet to a point; thence leaving said south 1/4-1/4 line run N 51°40'22" W for a distance of 72.26 feet to a point; thence N 01°33'58" W for a distance of 177.74 feet to an axle found; thence S 61°26'11" W for a distance of 190.73 feet to a 5/8" capped rebar set (D.McKinney PLS 30350) and the Point of Beginning; thence continue S 61°26'11" W for a distance of 171.45 feet to a 5/8" capped rebar set (D.McKinney PLS 30350); thence N 16°42'53" W for a distance of 244.01 feet to a 5/8" capped rebar set (D.McKinney PLS 30350) and the South right-of-way of Central of Georgia Railroad (250' right-of-way) said point being 92.29 feet perpendicular to the centerline between 2 sets of railroad tracks; thence along said South right-of-way N 47°55'51" E for a distance of 89.16 feet to a 5/8" capped rebar set (D.McKinney PLS 30350) said point being 92.29 feet perpendicular to the centerline between 2 sets of railroad tracks; thence leaving said south right-of-way S 36°09'57" E for a distance of 261.93 feet to the Point of Beginning. Said described tract containing 0.74 acres, more or less, lying in the NW1/4 of the SW1/4 of Section 33, Township 17 South, Range 1 East, Shelby County, Alabama. .

Together with an ingress / egress easement 20 feet in width, lying 10 feet each side of the following described centerline of an existing gravel drive

Commencing at a 2" open top pipe marking the SE corner of the NW1/4 of the SW1/4 of Section 33, T-17-S, R-1-E, Shelby County, Alabama; thence along the south line of said 1/4-1/4 section S 89°15'15" W for a distance of 151.27 feet to a point; thence leaving said south 1/4-1/4 line run N 51°40'22" W for a distance of 22.26 feet to a point on the North right-of-way of Mimosa Road (80' right-of-way) a.k.a Dunnivant Wye Loop; thence continue N 51°40'22" W for a distance of 88.56 feet to a point; thence N 45°46'44" W for a distance of 77.34 feet to a point of curvature to the left for an arc distance of 88.92 feet and having a radius of 70.00 feet, said curve being subtended by a chord bearing and distance of N 82°10'17" W for 83.06 feet to the point of tangent; thence S 61°22'54" W for a distance of 5.26 feet the Point of Termination.

20170426000143090 4/4 \$105.00
Shelby Cnty Judge of Probate, AL
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