

STATE OF ALABAMA)

JEFFERSON COUNTY)

20180424000137660

04/24/2018 02:38:11 PM

MORT 1/3

REAL ESTATE SECURITY INSTRUMENT

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, the undersigned **MAHMOUD A. SOKARI & REBECCA A. SOKARI**, a married couple ("Buyer"), whose address is 4284 Ashington Drive. B'ham AL 35242 has become justly indebted to **GAIL HUTTON**, an individual ("Lender"), whose address is 1467 Kendall Court Homewood AL 35209, in the sum of One Hundred Twenty-six Thousand, Five Hundred Seventy-six and No/100 Dollars (**\$126,576.00**) evidenced by a promissory note from Buyer to Lender dated simultaneously herewith. Buyer has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **May 1, 2027**;

NOW, THEREFORE, Buyer does hereby grant, bargain, sell, and convey unto Lender, together with the power of sale, the real estate (the "Property") situated in Jefferson County, Alabama, more particularly described on **Exhibit A** attached hereto.

TO HAVE AND TO HOLD the same and every part thereof unto Lender, her heirs and assigns forever.

Buyer warrants, covenants, and agrees with Lender, as follows:

1. Buyer will pay all taxes, assessments, or other liens taking priority over this Security Instrument when imposed legally upon the Property. Should default be made in the payment of same or any part thereof, Lender may pay the same (but Lender is not obligated to do so).
2. Buyer will keep the buildings on the Property continuously insured in such amounts, in such manner, and with such companies as may be satisfactory to Lender against loss by fire (including so-called extended coverage), wind, and such other hazards as Lender may specify with loss, if any, payable to Lender.
3. Buyer shall take good care of the Property described above and shall not commit or permit any waste thereon. Buyer shall keep the Property repaired at all times and shall maintain the same in as good condition as it now is, reasonable wear and tear alone excepted.
4. No delay or failure of Lender to exercise any option to declare the maturity of any debt secured by this Security Instrument shall be taken or deemed as a waiver of the right to exercise such option or to declare such forfeiture either as to past or present defaults on the part of Buyer.

5. The indebtedness hereby secured shall become due and payable in full upon the assignment, transfer, or conveyance of all or any portion of the subject real estate or of any beneficial interest of Buyer therein unless the prior written consent of Lender is first obtained.

6. After any default on the part of Buyer, following written notice by Lender to Buyer and failure to make payment after 90 days thereafter, Lender shall, upon complaint filed or other proper legal proceeding being commenced for the foreclosure of this Security Instrument. In the event of a foreclosure, any monies left over after the sale of the property and selling expenses shall be given to the Buyer.

IN WITNESS WHEREOF, Buyer has executed and delivered this Security Instrument as of the 20th day of April, 2018.


MAHMOUD A. SOKARI


REBECCA A. SOKARI

STATE OF ALABAMA)

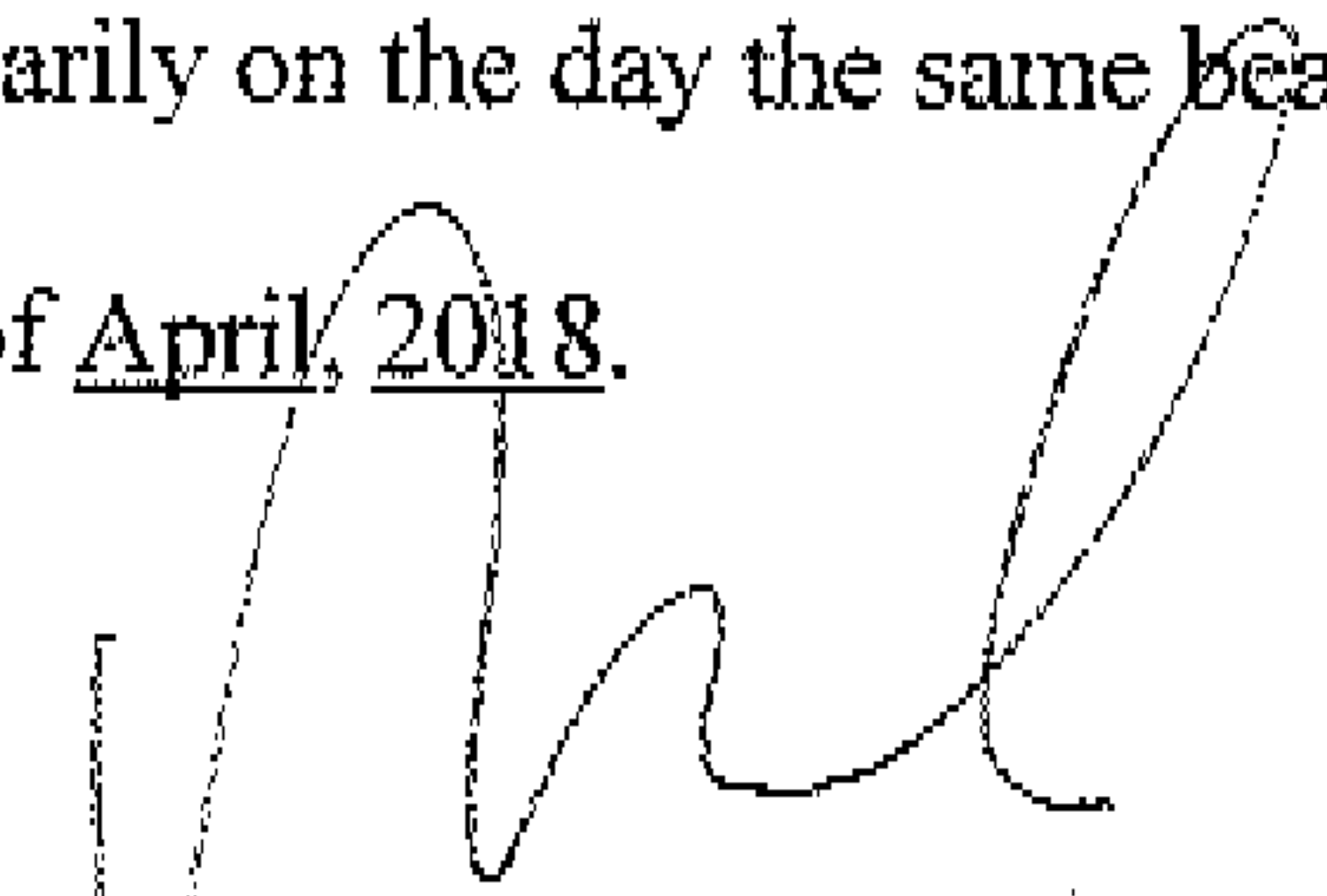
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MAHMOUD A. SOKARI & REBECCA A. SOKARI, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of April, 2018.

[NOTARIAL SEAL]

Mark Edward Gualano
NOTARY PUBLIC
ALABAMA STATE AT LARGE
My Commission Expires July 28, 2021


NOTARY PUBLIC

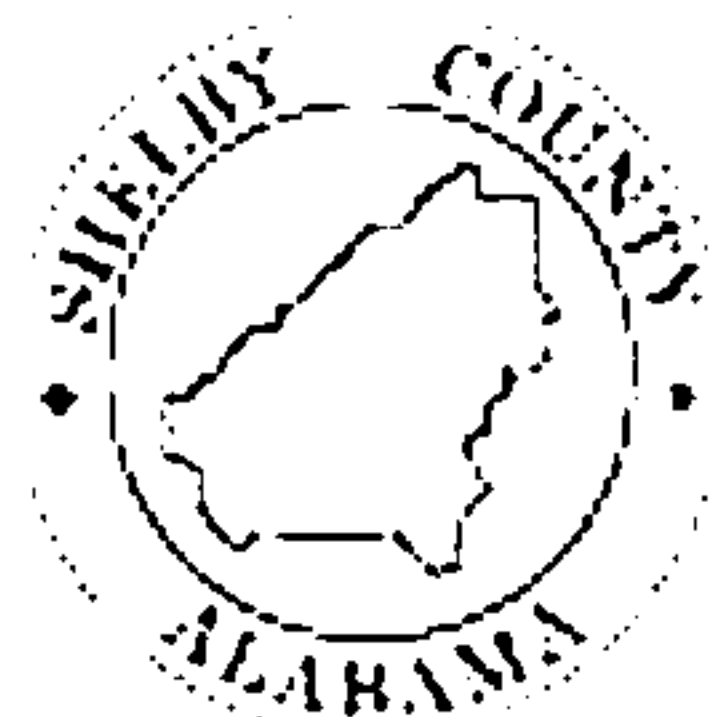
My Commission Expires:

7/28/21

Property
EXHIBIT A

Lot 5, Block 5, according to a Resurvey of Breckenridge Park, as recorded in Map Book 11, Page 18, in the Probate Office of Shelby County, Alabama.

Peggy Yates Peterson and Peggy Yates are one and the same person.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/24/2018 02:38:11 PM
\$210.90 CHERRY
20180424000137660

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.