

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

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07/23/2020 09:45:24 AM
MORT 1/7

MORTGAGE

This Mortgage is given by **JAVIER PEREZ TORRES and DENIA LORENA VALDERRAMOS HERRERA, husband and wife**, hereinafter called "Mortgagors," to **PATRICIA HAVARD**, hereinafter called "Mortgagee", which term includes the holder of this Mortgage, to secure payment of the **PRINCIPAL SUM OF FORTY NINE THOUSAND and NO/100 DOLLARS (\$49,000.00)** together with interest thereon computed on the outstanding balance, all as provided in a Note having the same date as this Mortgage, and also to secure the performance of all the terms, covenants, agreements, conditions and extensions of the Note and this Mortgage. Purchase Price is Fifty-Four Thousand and no/100 Dollars (\$54,000.00).

TO SECURE TO MORTGAGEE the repayment of the Indebtedness, and all renewals, extensions and modifications of the Indebtedness, and the performance of the covenants and agreements of Mortgagors contained in the loan documents, Mortgagors mortgage, warrant, grant, bargain, sell, convey and assign to Mortgagee, with power of sale, a divided interest in the following described real estate, located in the City of Alabaster County of Shelby, and the State of Alabama, to-wit:

Legal Description:

(See Exhibit "A")

Subject to Restrictions, rights of way, covenants easement(s) of record, setback lines, agreements, and mineral/mining rights of record, if any.

PROPERTY ADDRESS: 1339 8th Street SW, Alabaster, AL 35007

"RIDERS" means all Riders to this Security Instrument that are executed by Mortgagors. The following Riders are to be executed by Mortgagors (check box as applicable):

- ☐ Adjustable Rate Rider
- ☐ Condominium Rider
- ☐ Second Home Rider
- ☐ Balloon Rider
- ☐ Planned Unit Development Rider
- ☐ VA Rider
- ☐ 1-4 Family Rider
- ☐ Biweekly Payment Rider
- ☐ Other

Mortgagors further covenant and agree that:

1. **PAYMENT OF PRINCIPAL, INTEREST, LATE CHARGES, OTHER:** Mortgagors shall make all payments as due for the principal, interest, as other payments as referenced herein, to the Mortgagee, in U.S. currency, and to the designated place by Mortgagee.
2. **APPLICATION OF PAYMENTS:** Except as otherwise designated, all payments and accepted by Mortgagee shall be applied in the following order of priority:

a) Interest due under the Note; b) principal due under the Note; c) amounts due otherwise.

Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

If Mortgagee receives a payment from Mortgagors for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Mortgagee may apply any payment received from Mortgagors to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be applied first to any prepayment charges and then as described in the Note.

3. **OCCUPANCY:** Mortgagors shall occupy, establish, and use the Property within 60 days after the execution of this Security Instrument, unless the Mortgagors otherwise agree in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Mortgagors' control.

4. **"AS IS":** Mortgagors accept the property "AS IS."
5. **ENVIRONMENTAL ISSUES:** It is understood that Mortgagee is unaware of any environmental issues.
6. **PREPAYMENT:** No prepayment penalty shall be attached to any early payment of monies owed partially or in full by Mortgagors.
7. **NO PRIVATE MORTGAGE INSURANCE:** No Private Mortgage Insurance will be required of the Mortgagors.
8. **FIRE DUES/LIBRARY DUES/HOMEOWNERS ASSOCIATION DUES:** Where applicable, Mortgagors shall pay and furnish proof of payment to the Mortgagee of dues owed annually to any Fire and Rescue, Library Association, and/or Homeowners Association.
9. **SUPERIORITY:** No subsequent mortgage or the note secured by it will be attached without the consent of Mortgagee hereunder.
10. **PROTECTION:** In the event that Mortgagors fail to carry out the covenants and agreements set forth herein, the Mortgagee may do and pay for whatever is necessary to protect the value of and the Mortgagee's rights in the mortgaged property and any amounts so paid shall be added to the Principal Sum due the Mortgagee hereunder.
11. **TRANSFER:** In the event that the Mortgagors transfer ownership (either legal or equitable) or any security interest in the mortgaged property, whether voluntarily or involuntarily, the Mortgagee may at her option declare the entire debt due and payable.
12. **CONTINGENT:** This Mortgage is also security for all other direct and contingent liabilities of the Mortgagors to Mortgagee which are due or become due and whether now existing or hereafter contracted.
13. **RENTS:** As additional security hereunder, Mortgagors hereby assign to Mortgagee at Mortgagee's option, Mortgagors' rents of the mortgaged property, and upon default the same may be collected without the necessity of making entry upon the mortgaged premises. Prior to any rental of the mortgaged property, the Mortgagor shall notify the Mortgagee in writing of Mortgagors' intent to rent the Property.
14. **WASTE:** Mortgagors shall not commit waste or permit others to commit actual, permissive or constructive waste on the property.
15. **INSURANCE:** Mortgagors shall keep the improvements insured at all times against such hazards as Mortgagee may require, which insurance shall include, but not be limited to, coverage against loss by fire and allied perils at value matching or exceeding mortgage value. Mortgagee is to be listed onto the insurance policy. Such payment to be paid by Mortgagors outside the Note payment. Mortgagors shall provide timely proof to Mortgagee.
16. **ASSESSMENTS/TAXES:** Mortgagors shall pay and furnish proof of payment of ad valorem taxes, other taxes, and assessments that may be levied or accrue upon said property or any part thereof, or upon Mortgagee's interest therein, or upon this Mortgage, or the indebtedness or the evidence of indebtedness secured hereby, and all other charges that may become liens upon said premises; and not to permit any lien which might take precedence over the lien of this Mortgage to accrue and remain on said premises, or any part thereof, or on the improvements thereon. Such payment to be paid by Mortgagors outside the Note payment.
17. **UTILITIES:** Mortgagors shall be responsible for all utilities, monthly installments thereof, and associated deposits.
18. **MORTGAGORS NOT RELEASED; FORBEARANCE BY MORTGAGEE NOT A WAIVER:** Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Mortgagee to Mortgagors or any Successor in Interest of Mortgagors shall not operate to release the liability of Mortgagors or any Successors in Interest of Mortgagors. Mortgagee shall not be required to commence proceedings against any Successor in Interest of Mortgagors or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Mortgagors or any Successors in Interest of Mortgagors. Any forbearance by Mortgagee in exercising any right or remedy including, without limitation, Mortgagee's acceptance of payments from third persons, entities or Successors in Interest of Mortgagors or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.
19. **ASSIGNMENT OF MISCELLANEOUS PROCEEDS; FORFEITURE:** All Miscellaneous Proceeds are hereby assigned to and shall be paid to Mortgagee.

(i) **DAMAGE.** If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Mortgagee's security is not lessened. During such repair and restoration period, Mortgagee shall have the right to hold such Miscellaneous Proceeds until Mortgagee has had an opportunity to inspect such Property to ensure the work has been completed to Mortgagee's satisfaction, provided that such inspection shall be undertaken promptly. Mortgagee may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Mortgagee shall not be required to pay Mortgagors any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Mortgagee's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Mortgagors.

(ii) **TOTAL TAKING.** In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Mortgagors.

(iii) **PARTIAL TAKING/GREATER VALUE.** In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless the Mortgagors and Mortgagee otherwise agrees in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Mortgagors.

(iv) **PARTIAL TAKING/LESS VALUE.** In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Mortgagors and Mortgagee otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

(v) **ABANDONMENT.** If the Property is abandoned by the Mortgagors, or if, after notice by Mortgagee to Mortgagors that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Mortgagors fail to respond to Mortgagee within 30 days after the date the notice is given, Mortgagee is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Mortgagors Miscellaneous Proceeds or the party against whom Mortgagors have a right of action in regard to Miscellaneous Proceeds.

(vi) **FORFEITURE.** Mortgagors shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Mortgage's judgment, could result in forfeiture of the Property or other material impairment of Mortgage's interest in the Property or rights under this Security Instrument. Mortgagors can cure such a default and, if acceleration has occurred, reinstate as provided hereafter, by causing the action or proceeding to be dismissed with a ruling that, in Mortgagee's judgment, precludes forfeiture of the Property or other material impairment of Mortgagee's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Mortgagee's interest in the Property are hereby assigned and shall be paid to Mortgagee.

(vii) **PRIORITY.** All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in priority order as established by Mortgagee.

20. **SALE OF NOTE; CHANGE IN SERVICER:** The Note or a partial interest in the Note (together with this Instrument and the other loan Documents) may be sold one or more times without prior notice to Mortgagors, to subsequent "Mortgagee(s)."

21. **EVENTS OF DEFAULT:** The occurrence of any one or more of the following shall constitute an Event of Default under this Instrument:

- i) any failure by Mortgagors to pay when due any amount required by the Note, as hereafter stated, this Instrument or any other Loan Document, as further defined hereafter;
- ii) any failure by Mortgagors to pay all assessments and taxes as due and required in Section (16), ASSESSMENTS/TAXES;
- iii) any failure to Mortgagors to comply with the provisions of Section (15), INSURANCE;

- iv) the commencement of a forfeiture action or proceedings, whether civil or criminal, which, in Mortgagee's reasonable judgment, could result in a forfeiture of the mortgaged property or otherwise materially impair the lien created by this Instrument or Mortgagee's interest in the mortgaged property;
- v) any failure by Mortgagors to perform any of its obligations as and when required under any Loan Document other than this Instrument which continues beyond the applicable cure period, if any, specified in that loan document;
- vi) any exercise by the holder of any other debt instrument secured by a mortgage, deed of trust or deed to secure debt on the Mortgaged Property of a right to declare all amounts due under that debt instrument immediately due and payable;
- vii) a transfer of all or any part of the mortgage property or any interest in the mortgaged property;
- viii) a breach of any term, provision, or otherwise herein contained.

22. **ACCELERATION; REMEDIES:** At any time during the existence of an event of default, default is by definition 30 days due in arrears; Mortgagee at his option, may declare the indebtedness to be immediately due and payable without further demand, and may invoke the **POWER OF SALE** and any one or more other remedies permitted by applicable law or provided in this instrument or in any other loan document. Mortgagors acknowledge that the **POWER OF SALE** granted in this instrument may be exercised by Mortgagee without prior judicial hearing. Mortgagee shall be entitled to collect all costs and expenses incurred in pursuing such remedies, including attorney's fees, costs of documentary evidence, abstracts and title reports.

(i) **Grounds for Acceleration of Debt.** Lender may require immediate payment in full of all sums secured by this Security Instrument as evidenced by the Note after any default by the Mortgagors as described herein.

(ii) **Foreclosure Procedure.** If Mortgagee requires immediate payment in full by the terms herein stated, Mortgagee may invoke the power of sale and any other remedies permitted by applicable law. Mortgagee shall be entitled to collect all expenses incurred in pursuing the remedies provided therein, including, but not limited to, reasonable attorneys' fees and cost of title evidence.

- a. **Acceleration: Remedies.** Mortgagee shall give notice to Mortgagors prior to acceleration following Mortgagors' breach of any covenant or agreement in this Security Instrument. The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Mortgagors by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Mortgagors of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of the Mortgagors to acceleration and sale. If the default is not cured on or before the date specified in the notice, Mortgagee at his option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and any other remedies permitted by Applicable Law. Mortgagee shall be entitled to collect all expenses incurred in pursuing the remedies provide herein, including, but not limited to, reasonable attorneys' fees and costs of title evidence.
- b. If Mortgagee invokes the power of sale, Mortgagee shall give notice to Mortgagors in the manner described herein, and Mortgagee shall publish and post the notice of sale once a week for three consecutive weeks in a newspaper published in the County where the property exists, in the state of Alabama, and thereupon the Property shall be sold to the highest bidder at public auction at the front door of the County Courthouse of this County. Mortgagee or his designee may purchase the property at any sale. The proceeds of the sale shall be applied in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable attorneys' fees, (b) to all sums secured by this Security Instrument, as evidenced by the Note; and (c) any excess to the person or persons legally entitled to it.

23. **REMEDIES CUMULATIVE:** Each right and remedy provided in this Instrument is distinct from all other rights or remedies under this instrument or any other loan document or afforded by applicable law, and each shall be cumulative and may be exercised concurrently, independently, or successively, in any order.

24. **LOAN CHARGES:** Mortgagee may charge Mortgagors fees for services performed in connection with Mortgagors' default, for the purpose of protecting Mortgagee's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property

inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Mortgagors shall not be construed as a prohibition on the charging of such fee. Mortgagee may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Mortgagors which exceeded permitted limits will be refunded to Mortgagors. Mortgagee may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Mortgagors. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge (whether or not a prepayment charge is provided for under the Note). Mortgagors' acceptance of any such refund made by direct payment to Mortgagors will constitute a waiver of any right of action Mortgagors might have arising out of such overcharge.

25. **NO WAIVER:** No failure of the Mortgagee to exercise any option herein given to declare the maturity of the debt hereby secured shall be taken or construed as a waiver of its rights to exercise such option or to declare such maturity by reason of any past or present default on the part of the Mortgagors; and the procurement of insurance or the payment of taxes or other liens, debts, or charges by the Mortgagee shall not be taken or construed as a waiver of its right to declare the maturity of the indebtedness hereby secured by reason of the failure of the Mortgagors to procure such insurance or to pay such taxes, debts, liens or charges; and the lien of this Mortgage shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness, or any part thereof, secured hereby.

26. **REFERENCE:** As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

27. **NOTICES:** Any notices that must be given to Mortgagors under this Security Instrument will be given by delivering it or by mailing it by first class mail to Mortgagors at the property address above, or at a different address, if Mortgagors are given notice of that different address.

Any notice that may be given to the Mortgagee under this Security Instrument will be given by mailing it first class mail to the Mortgagee at the address stated, or at a different address, if Mortgagors are given notice of that different address.

28. **GOVERNING LAW; SEVERABILITY; RULES OF CONSTRUCTION:** This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision.

29. **LIABLE:** Mortgagors are fully and personally liable for all obligations herein held, and are to be considered by obligation to be held jointly and several.

This Mortgage is upon the STATUTORY CONDITION and the other conditions set forth herein, for breach of which Mortgagee shall have the STATUTORY POWER OF SALE to the extent existing under State law.

Executed under seal this 21 day of July, 2020.

MORTGAGORS:

Javier Perez

By: **JAVIER PEREZ TORRES**

Denia Lorena Valderramos Herrera

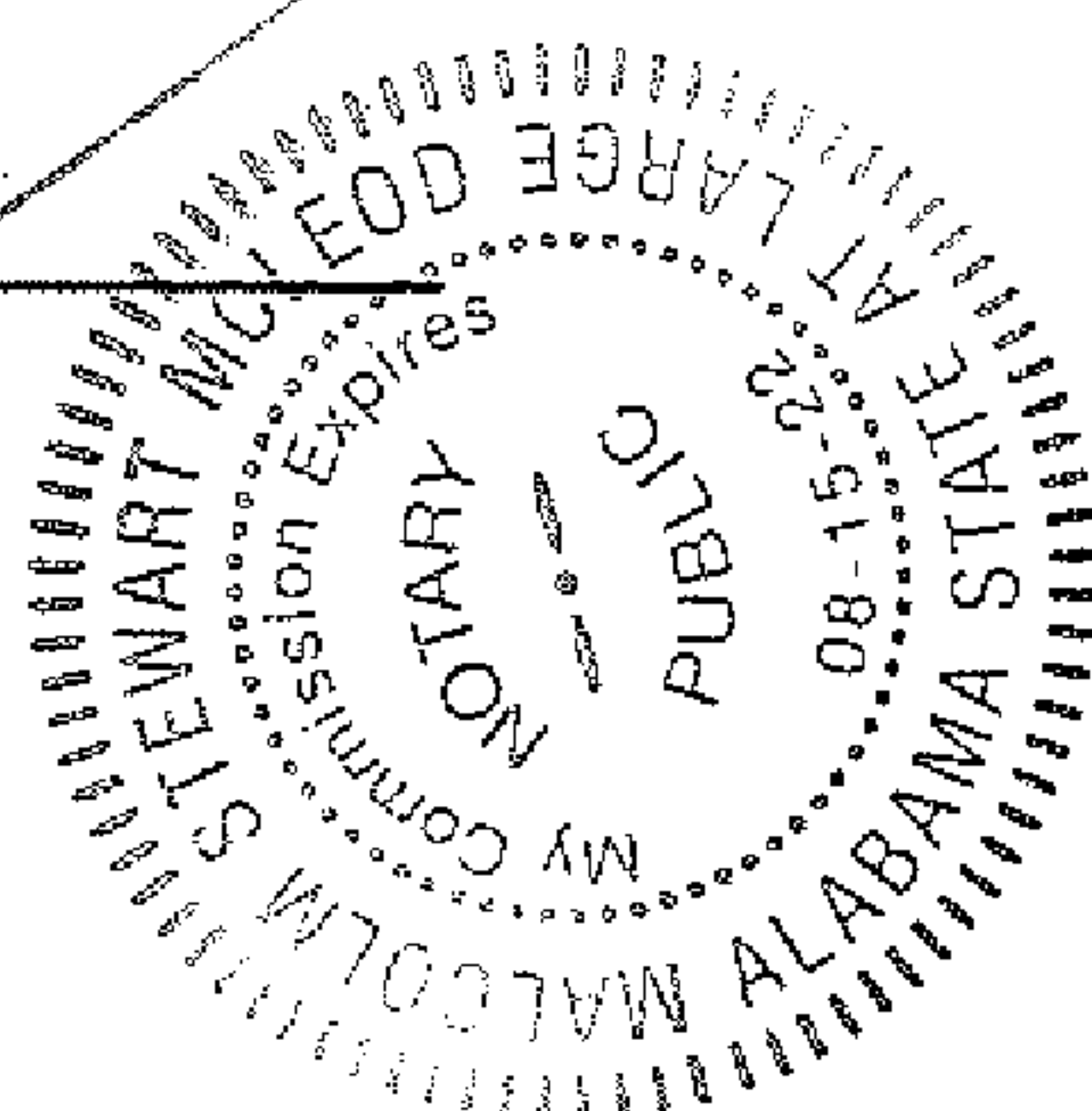
By: **DENIA LORENA VALDERRAMOS HERRERA**

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **JAVIER PEREZ TORRES** and **DENIA LORENA VALDERRAMOS HERRERA**, whose names 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 instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21 day of July, 2020.

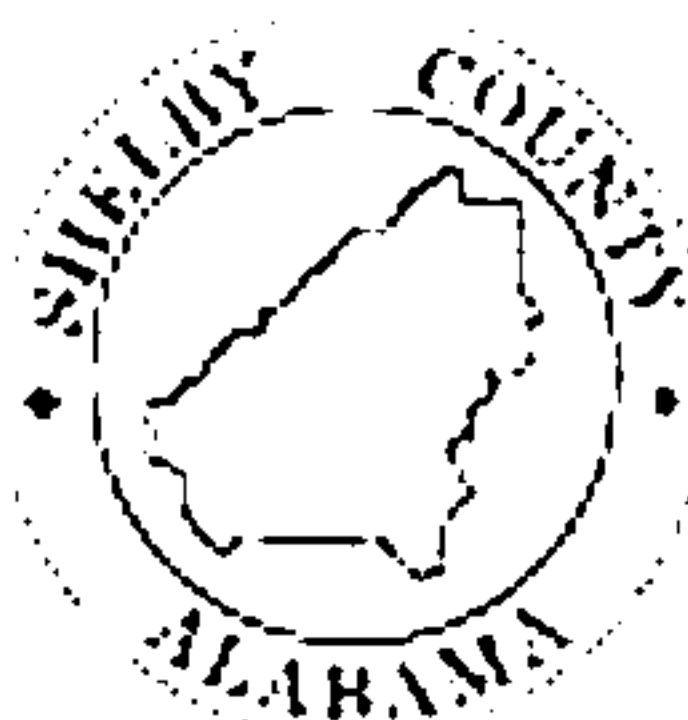
NOTARY PUBLIC
My commission expires:



Prepared by :
Jul Ann McLeod, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226
205-930-1774

Legal Description

Legal Description: Lot 5, according to a Survey entitled "Property Line Map of Siluria Mills, as recorded in Map Book 5, Page 10, in the Probate Office of SHELBY County, Alabama, and more particularly described as follows; Commence at the intersection of the northerly right of way line of South Avenue and the west right of way line of Mill Street, said right of way lines as shown on map of the Dedication of the Streets and Easements, Town of Siluria Alabama; thence Northerly along the westerly line of Mill Street for 429.34 feet to the point of beginning; thence 90 degrees 00 minutes left and run westerly for 200.00 feet; thence 90 degrees 00 minutes right and run Northerly for 80.00 feet; thence 90 degrees 00 minutes right and run Easterly for 200.00 feet to a point on the west right of way line of Mill Street; thence 90 degrees 00 minutes right and run Southerly along said right of way of Mill Street for 80.00 feet to the point of beginning; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/23/2020 09:45:24 AM
\$113.50 JESSICA
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Allen S. Bayl