

This instrument prepared by:
Sandy F. Johnson
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

THIS IS A PURCHASE MONEY FIRST MORTGAGE.

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MORT 1/2

MORTGAGE

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That whereas, James Edward Dean, a married man (hereinafter called "Mortgagors", whether one or more) are justly indebted to Jack R. Williams, Rosella M. Williams, Gregory Durrett and Teresa Durrett (hereinafter called "Mortgagee", whether one or more), in the sum of Four Hundred Thousand Dollars and No Cents (\$400,000.00) evidenced by a real estate mortgage note executed simultaneously herewith.

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, James Edward Dean 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 SW corner of the NW 1/4 of the NW 1/4 of Section 24, Township 20 South, Range 3 West and run thence North along West line of said NW 1/4 of NW 1/4 347.63 feet; then turn an angle of 78 degrees 48 minutes to the right and run 297.50 feet to point of beginning (said point of beginning being on the South right of way line of Pelham-Helena Road right of way and on the East right of way line of the A.C.L. RR right of way) thence turn an angle of 5 degrees 34 minutes to the left and run in an Easterly direction along said Pelham-Helena Road right of way 178.5 feet to the West side of a dirt road; thence turn an angle of 94 degrees 46 minutes to the right and run 263.99 feet; (along the West right of way of said dirt road) thence turn an angle of 87 degrees 02 minutes to the right and run 105.30 feet to the East right of way line of the A.C.L. RR right of way; run thence in a Northwesterly direction along said Railroad right of way 265 feet, more or less, to the point of beginning. Mineral and Mining Rights Excepted.

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, lightening, 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 cases 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 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, James Edward Dean have hereunto set his/her/their signature and seal, the the 19th day of May, 2021.

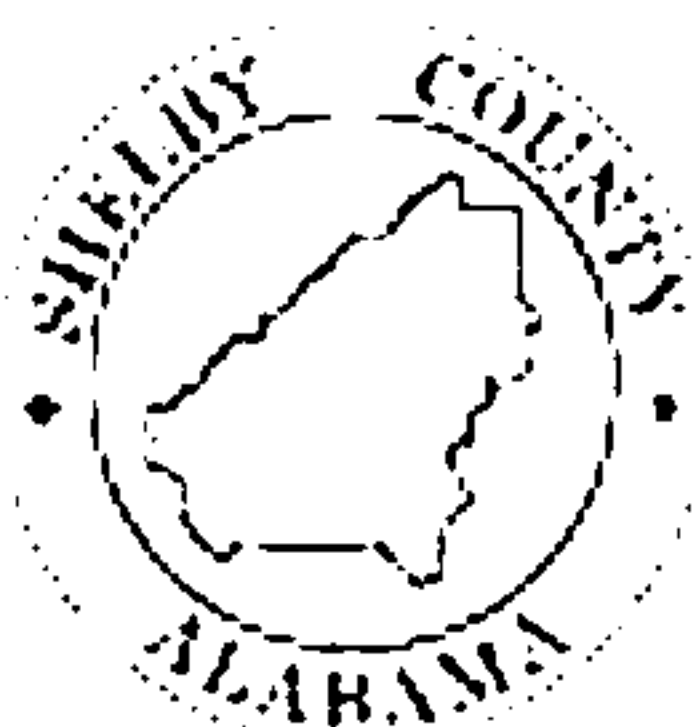
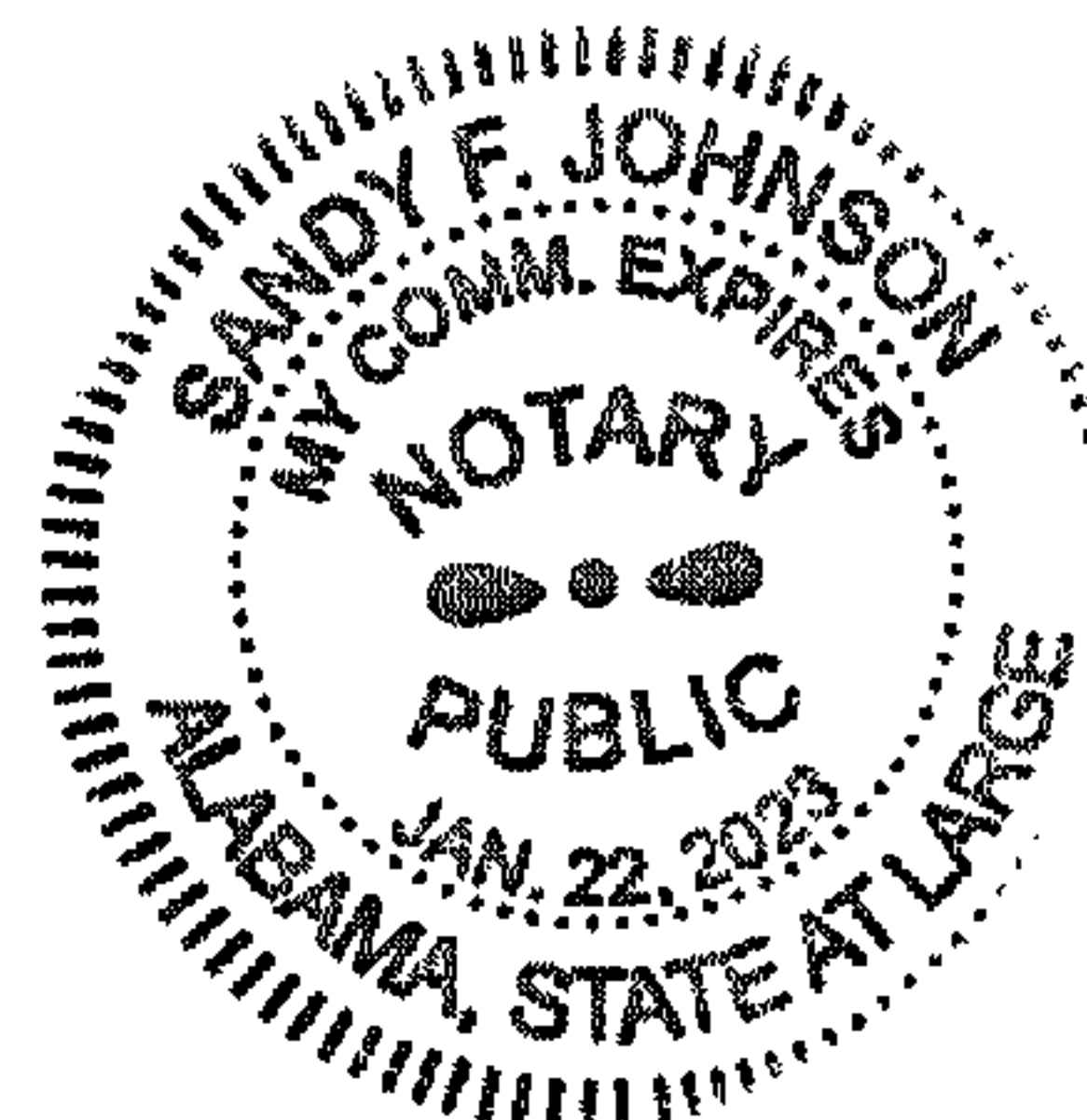

James Edward Dean

State of Alabama
County Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that James Edward Dean, 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 the 19th day of May, 2021.


Notary Public, State of Alabama
Sandy F. Johnson
Printed Name of Notary
My Commission Expires: 1/22/23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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Alvin S. Bayl