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05/10/2022 12:08:42 PM
MORTCORR 1/4

This Instrument is being re-recorded to add the correct Legal
Description.

20220422000166080
04/22/2022 12:24:43 PM
MORT 1/4

This instrument was prepared by:
Michael T. Atchison, Attorney At Law
PO Box 822, Columbiana, AL 35051

MORTGAGE

**STATE OF ALABAMA
COUNTY SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Daniel Spence and wife, Christine Spence

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

Michael A. Wilson

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

in the sum of EIGHTY FOUR THOUSAND DOLLARS AND 00/100 (\$84,000.00)
evidenced by a mortgage note.

This is mortgage on real estate.

And whereas, Mortgagees 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,

Daniel Spence and Christine Spence

and all others executing this mortgage, do hereby grant, bargain, sell and convey unto the
Mortgagees the following described real estate, situated in SHELBY County, State of
Alabama, to wit:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

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

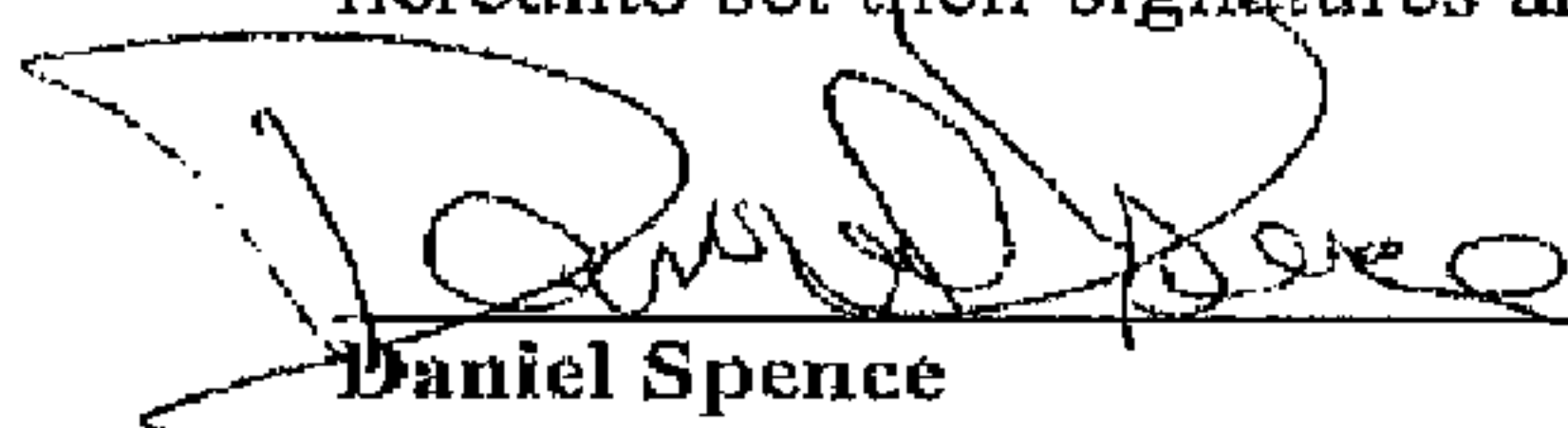
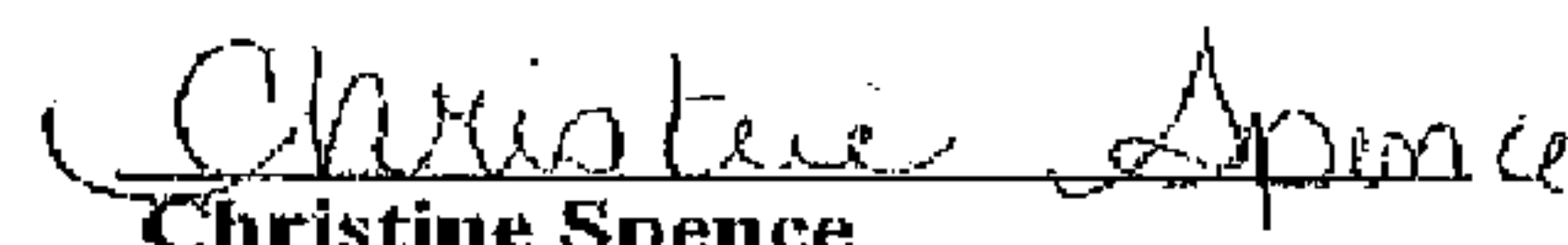
To Have And To Hold the above granted property unto the said Mortgagee, Mortgagee's
successors, heirs, and assigns forever; and for the purpose of further securing the
payment of said indebtedness, the undersigned agrees to pay all taxes or assessments
when imposed legally upon said premises, and should default be made in the payment of
same, the 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 encumbrance 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 of Shelby and State of Alabama, 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 encumbrances, 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.

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IN WITNESS WHEREOF the undersigned, **Daniel Spence and Christine Spence**, have hereunto set their signatures and seals, this 18th day of April, 2022.


Daniel Spence

Christine Spence

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Mike T. Atchison, a Notary Public in and for said County, in said State, hereby certify that, **Daniel Spence and Christine Spence**, 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of April, 2022.

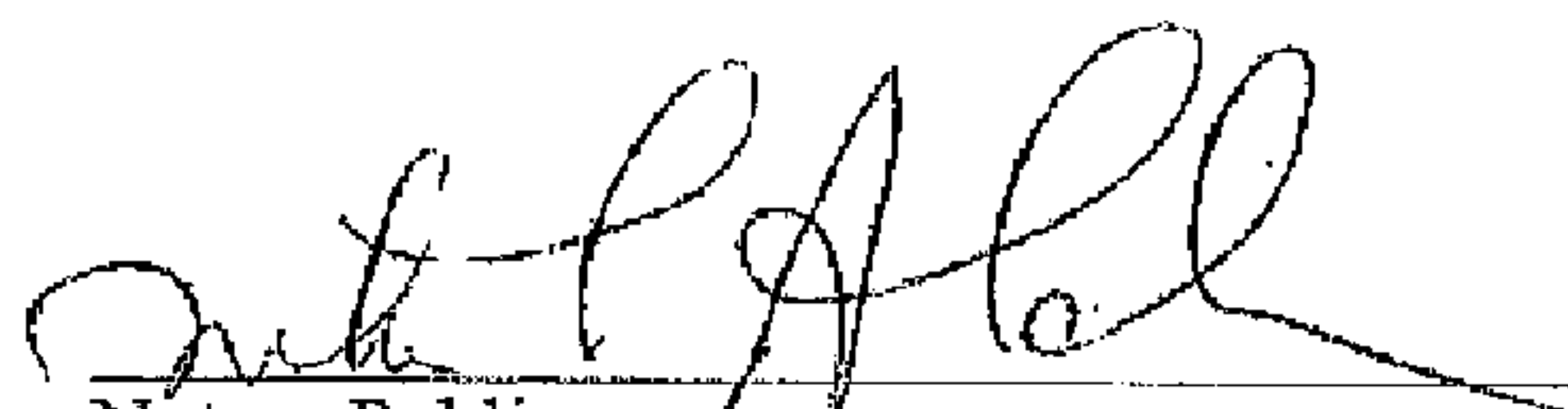

Notary Public
My commission expires: 9/1/2024



EXHIBIT "A"

PARCEL 1 - A Parcel of land situated in the SE 1/4 of the SE 1/4 of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the SE Corner of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama; thence S86° 51'51"W a distance of 373.85' to the POINT OF BEGINNING; thence continue S86°51'51"W a distance of 869.47' to the Northeasterly R.O.W. line of Shelby County Highway 61; thence N57°12'15"W and along said R.O.W. line a distance of 81.65'; thence N01°41'55"W and leaving said R.O.W. line a distance of 1273.90'; thence N87°07'49"E a distance of 1179.67' to the Westerly R.O.W. line of Southern Electric Generating Company Railroad; thence S01°44'37"E and along said R.O.W. line a distance of 799.50' to a curve to the left, having a radius of 3014.93', subtended by a chord bearing S02°44'45"E, and a chord distance of 105.24'; thence along the arc of said curve and along said R.O.W. line for a distance of 105.25' to a compound curve to the left, having a radius of 1582.69', subtended by a chord bearing S09° 26'35"E, and a chord distance of 265.68'; thence along the arc of said curve and along said R.O.W. line for a distance of 266.00'; thence S87°02'35"W and leaving said R.O.W. line a distance of 278.40'; thence S00°33'44"E a distance of 148.37' to the POINT OF BEGINNING.

PARCEL 2 - A Parcel of land situated in the NE 1/4 of the NE 1/4 of Section 36, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE Corner of Section 36, Township 20 South, Range 1 East, Shelby County, Alabama; thence S86° 51'51"W a distance of 373.85' to the POINT OF BEGINNING; thence continue S86°51'51"W a distance of 869.47' to the Northeasterly R.O.W. line of Shelby County Highway 61; thence S57°12'15"E and along said R.O.W. line a distance of 256.59' to a curve to the right, having a radius of 1476.07', subtended by a chord bearing S49°35'16"E, and a chord distance of 410.30'; thence along the arc of said curve and along said R.O.W. line for a distance of 411.63'; thence N87° 02'35"E and leaving said R.O.W. line a distance of 180.51'; thence N38°09'02"E a distance of 262.47'; thence N00°33'44"W a distance of 236.83' to the POINT OF BEGINNING.

SUBJECT 10 a 30' Easement, as recorded in Instrument #20140430000128300, in the Office of the Judge of Probate of Shelby County, Alabama.

According to survey of Rodney Y. Shiflett, RLS #12784, dated November 18, 2021.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/10/2022 12:08:42 PM
\$32.00 JOANN
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Allen S. Bayl