

This Instrument Prepared by:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

Property Address: 4640 Hwy 11, Pelham, AL 35124

PURCHASE MONEY MORTGAGE

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS: That whereas, **Heron Morales-Jimenez, an unmarried man**, (hereinafter called "Mortgagors", whether one or more) are justly indebted to **Charlotte Cooper**, and/or its nominee(s) or assignee(s) (hereinafter called "Mortgagee", whether one or more, in the sum of **TWENTY THOUSAND AND 00/100 (20,000.00)** dollars evidenced by a real estate mortgage note executed simultaneously herewith.

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

NOW THEREFORE, in consideration of the premises, said Mortgagors **Heron Morales-Jimenez, an unmarried man**, and all others executing this mortgage, do hereby grant, bargain, sell and convey onto the Mortgagee, the following described real estate situated in Shelby, Alabama, to-wit:

FOR PROPERTY DESCRIPTION SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOFF

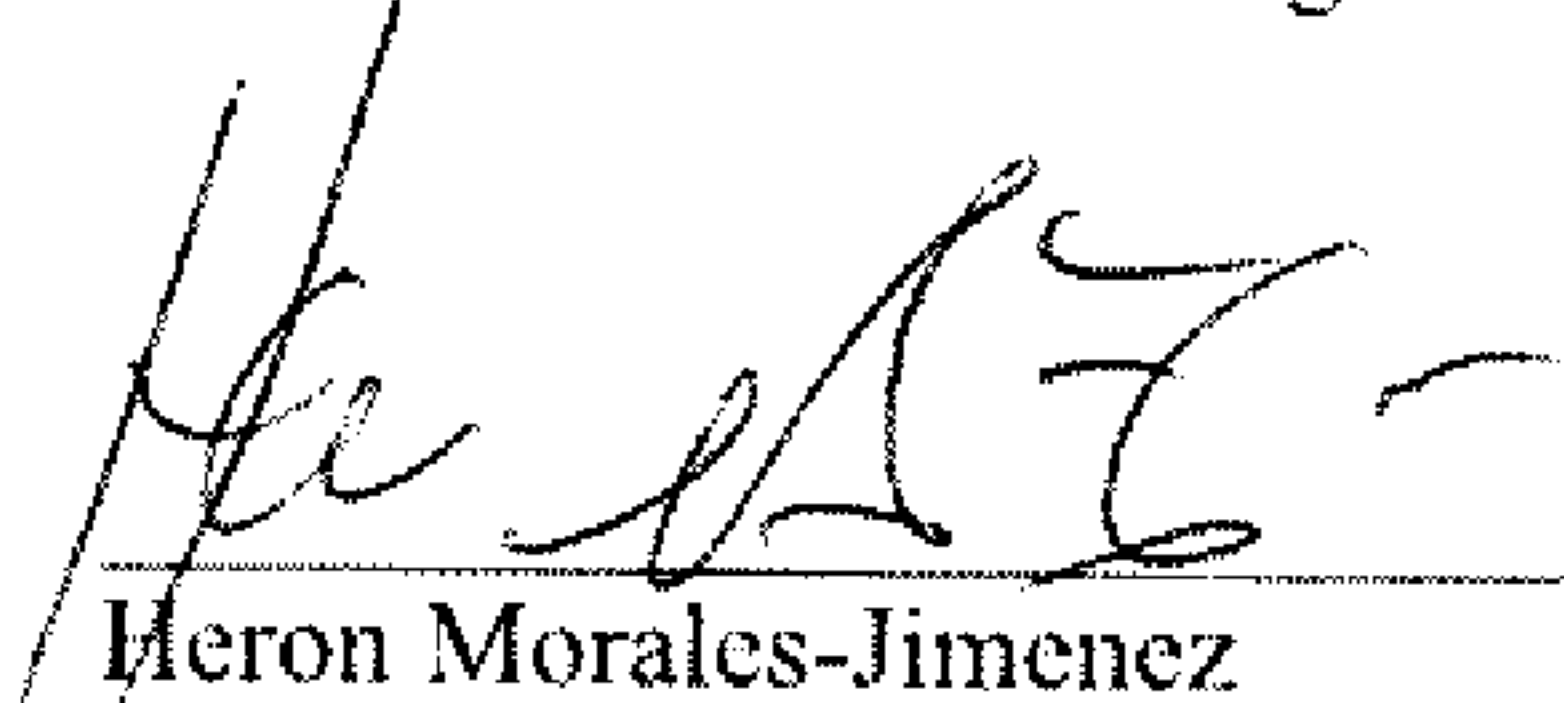
Said property is warranted free from all encumbrances and against any adverse claims, except as stated above.

To Have and To Hold the above granted property unto the said Mortgagee, Mortgagee's successors, heirs and assigns forever; and for 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 but at least (\$20,000.00), in a company 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, as 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, addition 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 once 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 herby 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 and said County and State, sell the same in lots or parcels or en masse as Mortgagee, agents or assigns deem best, in front 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 for sale: First, to the expense of advertising, selling and conveying, including a reasonable attorney's fee; Second, to the payment for 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, **Heron Morales-Jimenez, an unmarried man**, have hereunto set their signature and seal, this the 11 day of October, 2022.




Heron Morales-Jimenez

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Heron Morales-Jimenez, an unmarried man**, 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 11 day of October, 2022.



Notary Public
Cassy L. Dailey
Printed Name
My Commission Expires: 05/02/2026

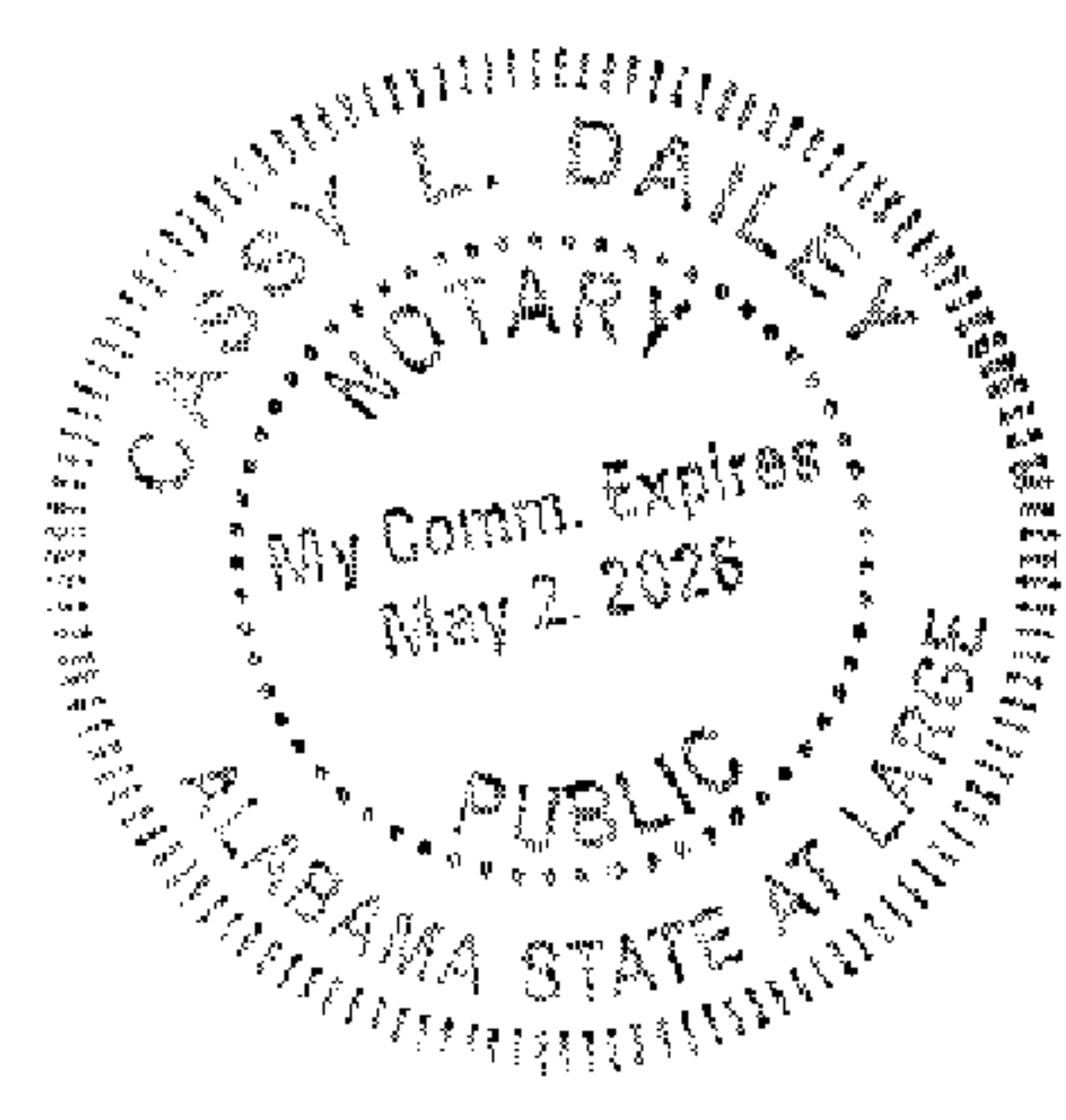
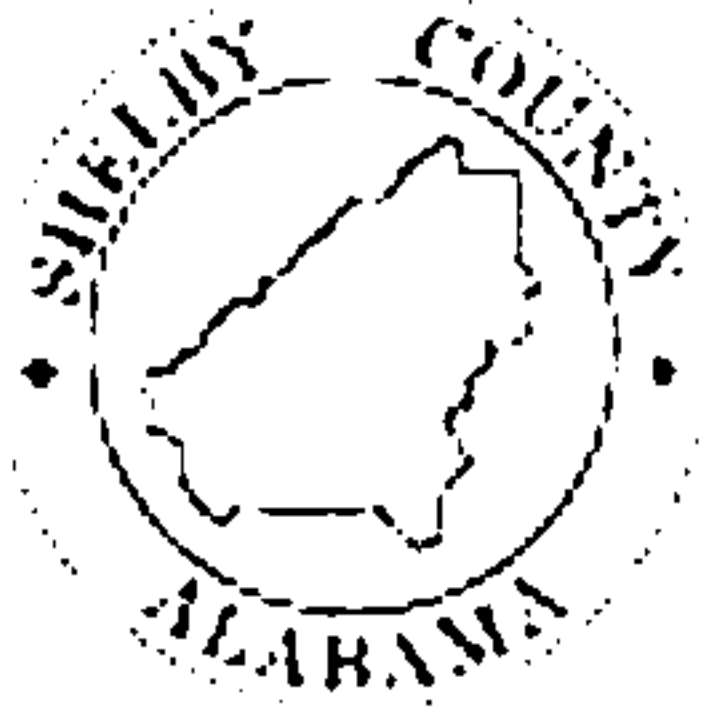


Exhibit A

Property 1:

Lots 18, 19 and 50 feet of uniform width off the Southwest side of Lot 20, according to Second Addition to Deer Springs Estates, as recorded in Map Book 5, Page 85, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/27/2022 10:39:33 AM
\$58.00 PAYGE
20221027000403800**

Allie S. Beyl