



20230125000020270 1/4 \$289.75
Shelby Cnty Judge of Probate, AL
01/25/2023 09:35:42 AM FILED/CERT

STATE OF ALABAMA)

)

Real Estate Mortgage

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: THAT WHEREAS, **Adelaido Martin** and **Irma Martin, a married couple**, hereinafter known as DEBTOR, are justly indebted to **Clifford Terry Gregg**, hereinafter known as CREDITOR, in the principal sum of One Hundred Seventy-Two Thousand Five Hundred Dollars and 00/100 cents (\$ 172,500.00) without interest at the rate of 0.00% per annum, as evidenced by a promissory note bearing even date herewith and payable on or before 01 April, 2025.

NOW, in order to secure the prompt payment of said note, when due, the DEBTOR for and in consideration of the premises, the DEBTOR does hereby GRANT, BARGAIN, SELL and CONVEY unto the CREDITOR the following described real estate situated in Shelby County, Alabama, to wit:

Parcel I: Commence at the Southwest corner of the NE 1/4 of the SW 1/4, Section 6 , Township 22 South, Range 2 West, Shelby County, Alabama, and run thence North along the West line of said 1/4-1/4 a distance of 211.40 feet to a point on the Northwest right of way line of Shelby County Highway No. 22; Thence turn an angle of 54 degrees 36 minutes 57 seconds to the right and run Northeasterly along said highway right of way line a distance of 95.88 feet to the Point of Beginning of the property being described; Thence continue along last described course a distance of 130.86 feet to a steel pin corner; Thence turn an angle of 90 degrees 00 minutes 00 seconds to the left and run Northwesterly a distance of 332.88 feet to a steel pin corner; Thence turn an angle of 90 degrees 00 minutes 00 seconds to left and run Southwesterly a distance of 130.86 feet to a steel pin corner; Thence turn an angle of 90 degrees 00 minutes 00 seconds to the left and run Southeasterly a distance of 32.88 feet to the Point of Beginning. Situated in Shelby County, Alabama.

Parcel II: My undivided one-half interest in and to a lot of land situated in the NE 1/4 of NW 1/4, Section 12, Township 22 South, Range 3 West, more particularly described as follows: Beginning at the SW corner of the said NE 1/4 of NW 1/4 and run thence Easterly along the South boundary of said 1/4-1/4 Section 300 feet; Thence North and parallel with the West boundary of said 1/4-1/4 Section 250 feet; Thence Westerly and parallel with the South boundary of said 1/4-1/4 Section 300 feet to the West boundary of said 1/4-1/4 Section; Thence Southerly along the West boundary of said 1/4-1/4 Section 250 feet to the Point of Beginning.

Subject to any and all easements, rights of way, covenants and restrictions of record.

This instrument was prepared without the benefit of a title search, and a survey was not performed. The legal description was taken from that certain instrument recorded as Instrument # Instrument # 20221117000426420 & 20190910000332350, respectively, in the Probate Judge's Office of Shelby County, Alabama.

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

TO HAVE AND TO HOLD the aforegranted premises, together with the improvements and appurtenances thereunto belonging, unto the CREDITOR forever. And the DEBTOR does hereby covenant with the CREDITOR, and the heirs and assigns of the CREDITOR, that the DEBTOR is lawfully seized in fee simple of said premises; that the said premises are free of and from all encumbrances except as otherwise noted above; and that the DEBTOR will warrant and forever defend the same against the lawful claims and demands of all persons.

BUT THIS CONVEYANCE IS MADE UPON THE FOLLOWING CONDITIONS NEVERTHELESS, that is to say. If the DEBTOR shall well and truly pay, or cause to be paid, the said promissory note, and each and every installment thereof, when due, and all other amounts which may become due hereunder when such become due, then this conveyance shall become null and void. But should the DEBTOR fail to pay said note, or any installment thereof when due, or shall fail to pay any other sums that become due hereunder when due, then all of said indebtedness shall become due and payable at once, at the option of the CREDITOR. However, failure of the CREDITOR to enforce this provision as to one or more delinquent installments or other amounts due hereunder shall not be a waiver of the right to subsequently invoke such provision. Upon any such default by the DEBTOR, the CREDITOR or the successors, heirs, assigns, agents or attorneys of the authorized and empowered to sell the said property hereby conveyed at auction for cash at the Courthouse door of the County in which said property is situated, after first having given notice thereof for three (3) weeks by publication in any newspaper then published in the county in which said property is situated, and to execute a property conveyance to the purchaser and out of the sale proceeds to the CREDITOR shall first pay all expenses incident thereto, together with a reasonable attorney's fee, then retain enough to pay said note and interest thereon and any sums advanced by the CREDITOR for taxes, assessments, insurance, and other encumbrances, if any. The balance, if any, shall be paid over to the DEBTOR. In the event of such sale, the CREDITOR, or the successors, assigns, agents or attorneys of the CREDITORS, are hereby authorized and empowered to purchase the said property the same as if they were strangers to this conveyance and any such sale, and the auctioneer or person making the sale is empowered and directed to make and execute a deed to the purchaser at such sale in the name of the DEBTOR.

It is also agreed that in case the CREDITOR, or the heirs, successors or assigns of the CREDITOR, see fit to foreclose this mortgage in a court having proper jurisdiction, that the DEBTOR will pay a reasonable attorney's fee for the bringing and prosecution of such foreclosure action and for any appeals therefrom, together with all costs and expenses of the litigation incurred by the CREDITOR, all of which shall be and constitute a part of the debt hereby secured.

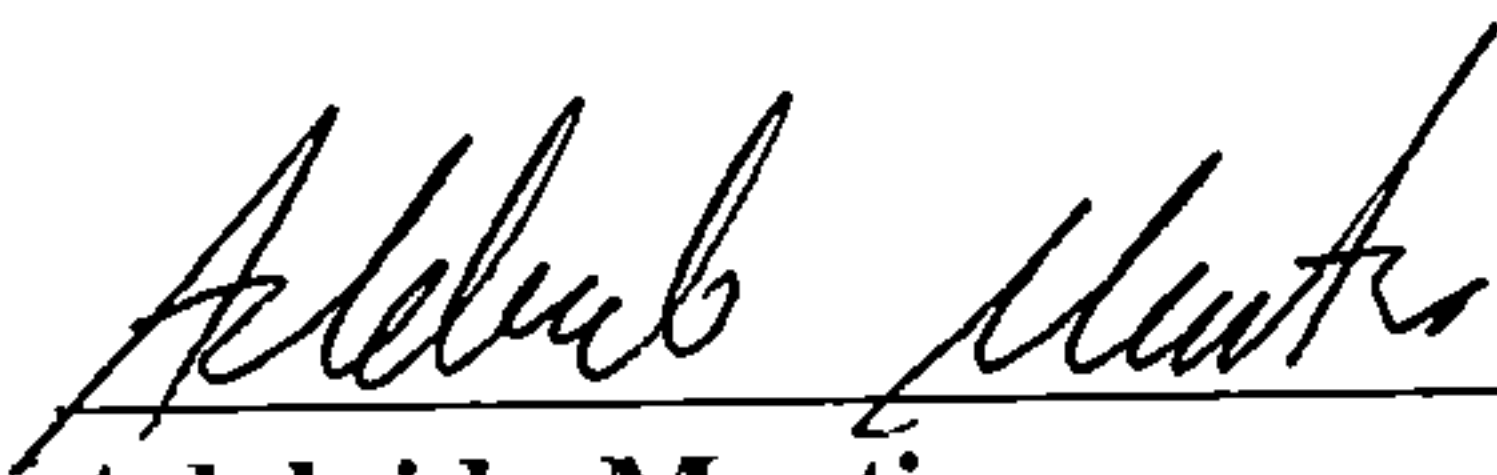
The DEBTOR specially waives all exemptions which DEBTOR now or hereafter may be entitled to under the Laws and Constitution of the State of Alabama in regard to the collection of the debt secured hereby.

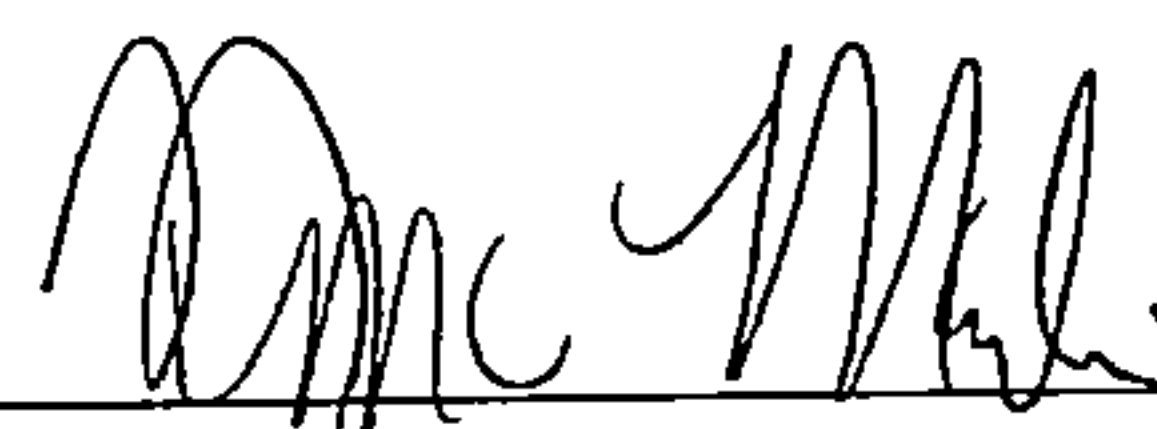
The DEBTOR agrees to keep the property in good repair, normal wear and tear excepted, and further agrees to keep said property insured against fire, hail, flood, and windstorm with good and responsible companies acceptable to the CREDITOR for not less than an amount equal to the principal amount of this mortgage debt, and to have each such policy payable to the CREDITOR, as the CREDITOR'S interest may appear in said property, and further agrees to deliver copies of such paid-up policies to the CREDITOR. Should the DEBTOR fail to insure said property, then the CREDITOR is hereby authorized to do so, and the premiums so paid by the CREDITOR shall be and constitute a part of the debt secured hereby.

The DEBTOR agrees to pay all taxes and assessments, general or special, levied upon such property before such become delinquent. Should the DEBTOR fail to pay any such taxes or assessments before they become delinquent, then the CREDITOR is hereby authorized to do so and all such payments shall thereupon constitute a part of the debt secured hereby.

Should the DEBTOR fail to procure proper insurance, or fail to pay any taxes or assessments, as hereinabove provided, and should the CREDITOR pay the same, then the DEBTOR shall be deemed to have materially breached the terms of this instrument if the DEBTOR fails to reimburse the CREDITOR for the same plus interest at the maximum rate permitted by Alabama law within ten (10) days after the CREDITOR gives the DEBTOR written demand by first class mail of the amount due.

IN WITNESS THEREOF, the DEBTOR has executed this Mortgage with seal affixed on the 29 Day of JAN, 2023 at Calera, Alabama.


Adelaido Martin
Debtor


Irma Martin
Debtor



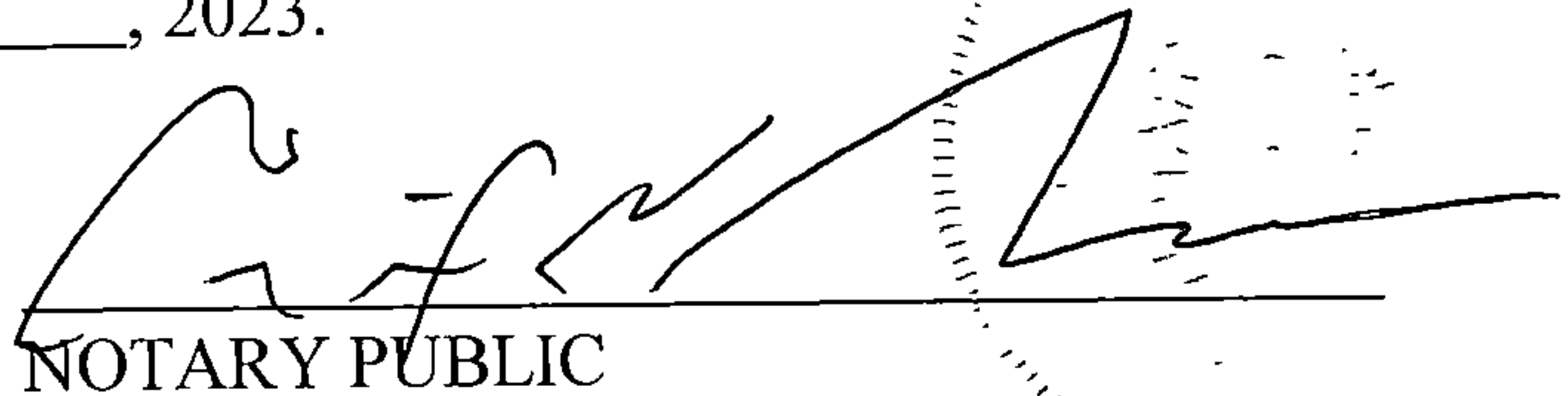
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STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Acknowledgment

I, the undersigned, a Notary Public, in and for said State, hereby certify that *Adelaido Martin Irma Martin, a married couple*, who are known to me and acknowledged before me on this day, that, being informed of the contents of the Mortgage, it was executed voluntarily on the day the same bears date.

GIVEN UNDER BY HAND AND OFFICIAL SEAL OF OFFICE on this the
24 Day of JAN., 2023.



NOTARY PUBLIC

My Commission Expires: 28 February, 2024

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, Alabama 35040