

THIS INSTRUMENT PREPARED BY:

BARNES & BARNES, P.C.  
8107 PARKWAY DRIVE  
LEEDS, ALABAMA 35094

**PURCHASE MONEY MORTGAGE**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That Whereas **EDGAR A. CAMPOS-DIAZ AND ORALIA ROBLERO MAZARIEGOS**, (hereinafter called "Mortgagors" whether one or more) are justly indebted to **CLARENCE JAMES ALLEN AND ELAINE I. ALLEN.**, (hereinafter called "Mortgagee" whether one or more), in the principal sum of **One Hundred Seventy Thousand Dollars and 00/100** (\$170,000.00), , shall be paid without interest on monthly installments of **TWO THOUSAND DOLLARS and 00/100 (\$2,000.00)** each, beginning April 1, 2026, and continuing on the first day of each month thereafter until the principal balance is paid in full. The final installment shall be due on April 1, 2033, unless paid sooner.

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, **EDGAR A. CAMPOS-DIAZ and ORALIA ROBLERO MAZARIEGOS**, and all others executing this mortgage, do hereby grant, bargain, sell and convey unto the Mortgagees, **CLARENCE JAMES ALLEN and ELAINE I. ALLEN** the following described real estate, situated In SHELBYCounty, State of Alabama, to-wit:

See Attached Exhibit A:

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 of 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. The mortgagors shall be required to keep an active termite bond on the home and failure to provide such policy could result in lender obtaining the said policy.

Upon condition, however, that if the said Mortgagors pays said indebtedness, and reimburses said Mortgagee or assigns for any amounts Mortgagee 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 sums 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 the 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 County and State, sell the same in lots or parcels or tracts 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, EDGAR A. CAMPOS- DIAZ and ORALIA ROBLERO MAZARIEGOS, have hereunto set their signature(s) and seal(s) this 25 DAY OF March, 2026.

x [Signature]  
EDGAR A. CAMPOS- DIAZ

x [Signature]  
ORALIA ROBLERO MAZARIEGOS

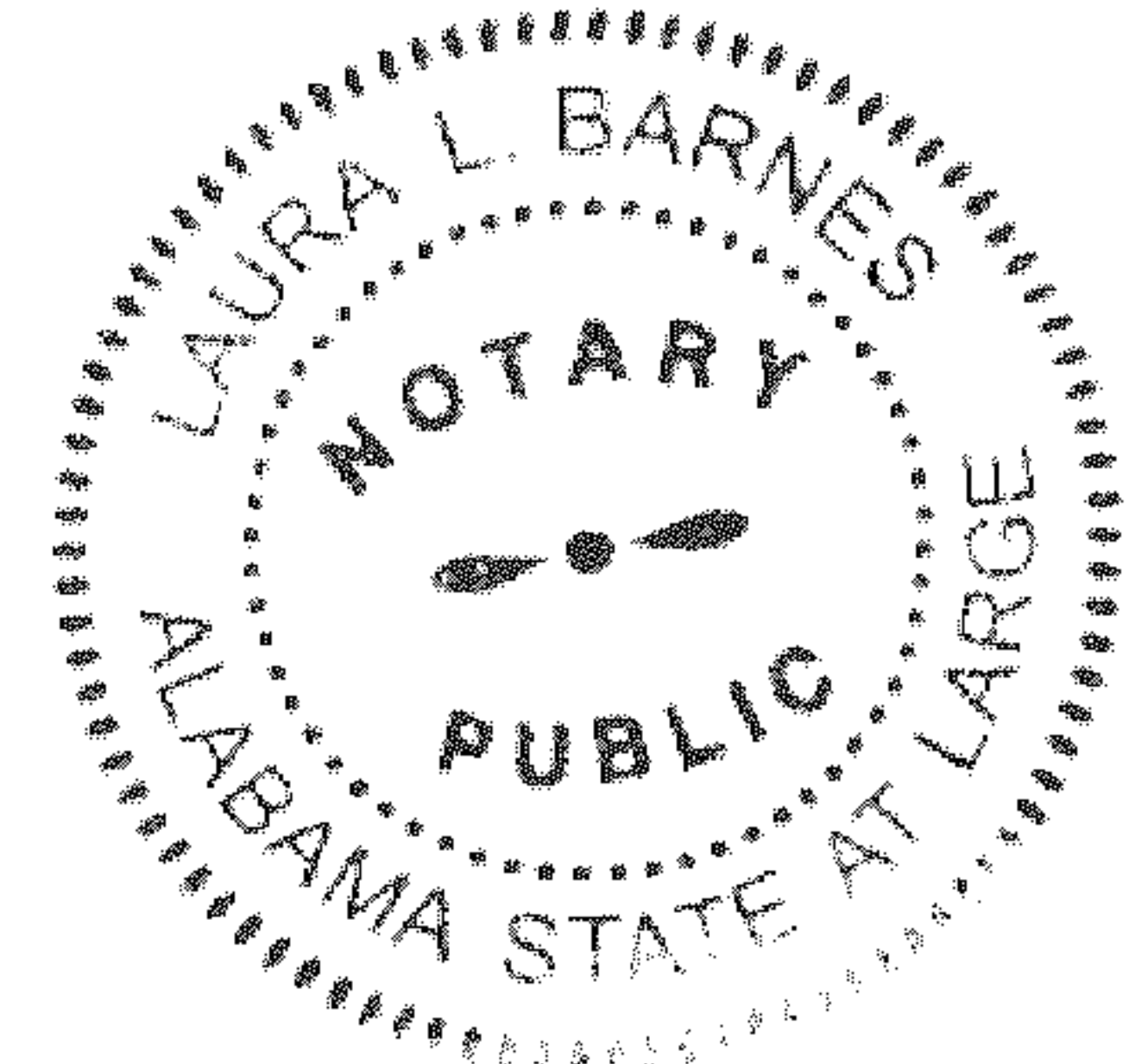
STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Diane Gray whose name(s) 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 25 DAY OF March, 2026.

[Signature]  
Notary Public

My Commission Expires: 9/14/20



# EXHIBIT A

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## LEGAL DESCRIPTION

The following metes and bounds description of the land, with dimensions according to survey:

A parcel of land situated in the Southwest 1/4 of the Southwest 1/4 of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at a 1.5 inch crimped iron pipe at the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 11, Township 18 South, Range 1 East; thence run Westerly along the North line of said 1/4-1/4 section a distance of 644.17 feet to a 1 inch open iron pipe on the East right-of-way line of Alabama Highway No. 25; thence turn an angle to the left of 74 degrees 15 minutes and run Southwesterly along said highway right-of-way tangent for a distance of 199.30 feet to a 5/8 inch capped rebar; thence continue along said East right-of-way line in a curve to the left (concave to the east) turning an angle to the left of 10 degrees 26 minutes 24 seconds and run Southerly along the chord a distance of 56.28 feet to a 1-1/2 inch iron bar found at the Northwest parcel corner and the POINT OF BEGINNING; thence turn right 1 degree 28 minutes 10 seconds and continue Southerly along said right-of-way for a distance of 51.29 feet to a concrete monument found; thence turn left 10 degrees 44 minutes 14 seconds and run Southerly along said right-of-way tangent a distance of 306.15 feet, more or less, to a 1/2 inch rebar found at the Northwest corner of the parcel owned by Judy Overton and Cecil Oakes and Frankie J. Overton as described by deed dated 10/30/06 and recorded in Instrument #20061113000555410; thence leaving said East right-of-way line, turn a right interior angle of 78 degrees 04 minutes 12 seconds and run Northeasterly a distance of 390.00 feet along the Northwesterly line of property owned by Judy Overton and Cecil Oakes, said property line marked by a wire fence and steel T-posts, to a 1/2 inch capped rebar set at the Northeast corner of the Overton - Oakes parcel; thence turn a right interior angle of 94 degrees 20 minutes 24 seconds and run Northwesterly a distance of 250.91 feet to a 1 inch open iron pipe found on the North edge of a chain link fence line; thence turn a right interior angle of 102 degrees 10 minutes 50 seconds and run Westerly along and with said chain link fence a distance of 339.97 feet to the POINT OF BEGINNING, making a closing right interior angle of 96 degrees 08 minutes 48 seconds, and containing 2.543 acres, more or less.

LESS AND EXCEPT any part of the parcel to the East of the above property owned by Betty Jo Hyde and Lynn Gwendall as described by deed dated 12/02/09 in Instrument #20091203000445750.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/30/2026 11:45:09 AM  
 \$286.00 JOANN  
 20260330000089900

*Allen S. Bayl*