

State of Alabama }

SHELBY County.

✓ This instrument was prepared by
JACKSON M. PAYNE
LEITMAN, SIEGAL & PAYNE, P.A.
425 First Alabama Bank Bldg.
Birmingham, Alabama 35203

MORTGAGETHIS INSTRUMENT is made and entered into this 30th day of December, 19 85 by and betweenALFRED J. COHN, a married man,(hereinafter called "Mortgagor", whether one or more) and AMSOUTH BANK N.A. (hereinafter called "Mortgagee").WHEREAS, ALFRED J. COHN

is (are) justly indebted to the Mortgagee in the principal sum of One Hundred Thousand and No/100
dollars (\$ 100,000.00) as evidenced by that certain promissory note of even date herewith, which bears interest as provided therein, which is
payable in accordance with its terms, and which has a final maturity date of January 1, 2001.

NOW, THEREFORE, in consideration of the premises, and to secure the payment of the debt evidenced by said note and any and all extensions and renewals thereof, or of any part thereof, and all interest payable on all of said debt and on any and all such extensions and renewals (the aggregate amount of such debt and interest thereon, including any extensions and renewals and the interest thereon, is hereinafter collectively called "Debt") and the compliance with all the stipulations herein contained, the Mortgagor does hereby grant, bargain, sell and convey unto the Mortgagee, the following described real estate, situated in Shelby County, Alabama (said real estate being hereinafter called "Real Estate"):

All the real property which is described on EXHIBIT "A" attached hereto and by this reference incorporated herein for all purposes.

This Mortgage is made subject to all matters described on EXHIBIT "B" attached hereto and by this reference incorporated herein for all purposes.

In consideration of the indebtedness above mentioned and to secure the prompt payment of same, with the interest thereon, and any extensions or renewals of same, and further to secure the performance of the covenants, conditions and agreements hereinafter set forth, the Mortgage hereby assigns and pledges to Mortgagee all rents and revenues of the Mortgaged Property from time to time accruing under that certain Lease Agreement between Mortgagor, as Landlord, and Marvin's-Pelham, Inc., as Tenant, reserving to Mortgagor, however, so long as Mortgagor is not in default hereunder, the right to receive and retain the rents and revenues thereof. In the event the Lease shall terminate or be terminated for any reason at any time or times before the indebtedness secured hereby shall be paid in full, then and in any of such events, at the option of the Mortgagee, the unpaid balance of the Debt shall at once become due and payable and the Mortgage shall be subject to foreclosure as hereinafter provided.

The real property subject to this Mortgage is not now nor has it ever been the homestead of the Mortgagor.

Together with all the rights, privileges, tenements, appurtenances and fixtures appertaining to the Real Estate, all of which shall be deemed Real Estate and shall be conveyed by this mortgage.

TO HAVE AND TO HOLD the Real Estate unto the Mortgagee, its successors and assigns forever. The Mortgagor covenants with the Mortgagee that the Mortgagor is lawfully seized in fee simple of the Real Estate and has a good right to sell and convey the Real Estate as aforesaid; that the Real Estate is free of all encumbrances, unless otherwise set forth above, and the Mortgagor will warrant and forever defend the title to the Real Estate unto the Mortgagee, against the lawful claims of all persons.

For the purpose of further securing the payment of the Debt, the Mortgagor agrees to: (1) pay all taxes, assessments, and other liens taking priority over this mortgage (hereinafter jointly called "Liens"), and if default is made in the payment of the Liens, or any part thereof, the Mortgagee, at its option, may pay the same; (2) keep the Real Estate continuously insured, in such manner and with such companies as may be satisfactory to the Mortgagee, against loss by fire, vandalism, malicious mischief and other perils usually covered by a fire insurance policy with standard extended coverage endorsement, with loss, if any, payable to the Mortgagee, as its interest may appear; such insurance to be in an amount at least equal to the full insurable value of the improvements located on the Real Estate unless the Mortgagee agrees in writing that such insurance may be in a lesser amount. The original insurance policy and all replacements therefor, shall be delivered to and held by the Mortgagee until the Debt is paid in full. The original insurance policy and all replacements therefor must provide that they may not be canceled without the insurer giving at least fifteen days prior written notice of such cancellation to the Mortgagee.

The Mortgagor hereby assigns and pledges to the Mortgagee, as further security for the payment of the Debt, each and every policy of hazard insurance now or hereafter in effect which insures said improvements, or any part thereof, together with all the right, title and interest of the Mortgagor in and to each and every such policy, including but not limited to all of the Mortgagor's right, title and interest in and to any premiums paid on such hazard insurance, including all rights to return premiums. If the Mortgagor fails to keep the Real Estate insured as specified above then, at the election of the Mortgagee and without notice to any person, the Mortgagee may declare the entire Debt due and payable and this mortgage subject to foreclosure, and this mortgage may be foreclosed as hereinafter provided; and, regardless of whether the Mortgagee declares the entire Debt due and payable and this mortgage subject to foreclosure, the Mortgagee may, but shall not be obligated to, insure the Real Estate for its full insurable value (or for such lesser amount as the Mortgagee may wish) against such risks of loss, for its own benefit, the proceeds from such insurance (less cost of collecting same), if collected, to be credited against the Debt, or, at the election of the Mortgagee, such proceeds may be used in repairing or reconstructing the improvements located on the Real Estate. All amounts spent by the Mortgagee for insurance or for the payment of Liens shall become a debt due by the Mortgagor to the Mortgagee and at once payable, without demand upon or notice to the Mortgagor, and shall be secured by the lien of this mortgage, and shall bear interest from date of payment by the Mortgagee until paid at the rate provided in the promissory note or notes referred to hereinabove.

As further security for the payment of the Debt, the Mortgagor hereby assigns and pledges to the Mortgagee the following described property, rights, claims, rents, profits, issues and revenues:

1. all rents, profits, issues, and revenues of the Real Estate from time to time accruing, whether under leases or tenancies now existing or hereafter created, reserving to the Mortgagor, so long as the Mortgagor is not in default hereunder, the right to receive and retain such rents, profits, issues and revenues;

2. all judgments, awards of damages and settlements hereafter made resulting from condemnation proceedings or the taking of the Real Estate, or any part thereof, under the power of eminent domain, or for any damage (whether caused by such taking or otherwise) to the Real Estate, or any part thereof, or to any rights appurtenant thereto, including any award for change of grade of streets, and all payments for the voluntary sale of the Real Estate, or any part thereof, in lieu of the exercise of the power of eminent domain. The Mortgagee is hereby authorized on behalf of, and in the name of, the Mortgagor to execute and deliver valid acquittances for, and appeal from, any such judgments or awards. The Mortgagee may apply all such sums so received, or any part thereof, after the payment of all the Mortgagee's expenses in connection with any proceeding or transaction described in this subparagraph 2, including court costs and attorneys' fees, on the Debt in such manner as the Mortgagee elects, or, at the Mortgagee's option, the entire amount, or any part thereof, so received may be released or may be used to rebuild, repair or restore any or all of the improvements located on the Real Estate.

The Mortgagor agrees to take good care of the Real Estate and all improvements located thereon and not to commit or permit any waste thereon, and at all times to maintain such improvements in as good condition as they now are, reasonable wear and tear excepted.

Notwithstanding any other provision of this mortgage or the note or notes evidencing the Debt, the Debt shall become immediately due and payable, at the option of the Mortgagee, upon the conveyance of the Real Estate, or any part thereof or any interest therein.

The Mortgagor agrees that no delay or failure of the Mortgagee to exercise any option to declare the Debt due and payable shall be deemed a waiver of the Mortgagee's right to exercise such option, either as to any past or present default, and it is agreed that no terms or conditions contained in this mortgage may be waived, altered or changed except by a written instrument signed by the Mortgagor and signed on behalf of the Mortgagee by one of its officers.

After default on the part of the Mortgagor, the Mortgagee, upon bill filed or other proper legal proceeding being commenced for the foreclosure of this mortgage, shall be entitled to the appointment by any competent court, without notice to any party, of a receiver for the rents, issues, revenues and profits of the Real Estate, with power to lease and control the Real Estate, and with such other powers as may be deemed necessary.

UPON CONDITION, HOWEVER, that if the Mortgagor pays the Debt (which Debt includes the indebtedness evidenced by the promissory note or notes referred to hereinbefore and any and all extensions and renewals thereof and all interest on said indebtedness and on any and all such extensions and renewals) and reimburses the Mortgagee for any amounts the Mortgagee has paid in payment of Liens or insurance premiums, and interest thereon, and fulfills all of its obligations under this mortgage, this conveyance shall be null and void. But if: (1) any warranty or representation made in this mortgage is breached or proves false in any material respect; (2) default is made in the due performance of any covenant or agreement of the Mortgagor under this mortgage; (3) default is made in the payment to the Mortgagee of any sum paid by the Mortgagee under the authority of any provision of this mortgage; (4) the Debt, or any part thereof, remains unpaid at maturity; (5) the interest of the Mortgagee in the Real Estate becomes endangered by reason of the enforcement of any prior lien or encumbrance thereon; (6) any statement of lien is filed against the Real Estate, or any part thereof, under the statutes of Alabama relating to the liens of mechanics and materialmen (without regard to the existence or nonexistence of the debt or the lien on which such statement is based); (7) any law is passed imposing or authorizing the imposition of any specific tax upon this mortgage or the Debt or permitting or authorizing the deduction of any such tax from the principal or interest of the Debt, or by virtue of which any tax, lien or assessment upon the Real Estate shall be chargeable against the owner of this mortgage; (8) any of the stipulations contained in this mortgage is declared invalid or inoperative by any court of competent jurisdiction; (9) Mortgagor, or any of them (a) shall apply for or consent to the appointment of a receiver, trustee or liquidator thereof or of the Real Estate or of all or a substantial part of such Mortgagor's assets, (b) be adjudicated a bankrupt or insolvent or file a voluntary petition in bankruptcy, (c) fail, or admit in writing such Mortgagor's inability generally, to pay such Mortgagor's debts as they come due, (d) make a general assignment for the benefit of creditors, (e) file a petition or an answer seeking reorganization or an arrangement with creditors or taking advantage of any insolvency law, or (f) file an answer admitting the material allegations of, or consent to, or default in answering, a petition filed against such Mortgagor in any bankruptcy, reorganization or insolvency proceedings; or (10) an order for relief or other judgment or decree shall be entered by any court of competent jurisdiction, approving a petition seeking liquidation or reorganization of the Mortgagor, or any of them if more than one, or appointing a receiver, trustee or liquidator of any Mortgagor or of the Real Estate or of all or a substantial part of the assets of any Mortgagor; then, upon the happening of any one or more of said events, at the option of the Mortgagee, the unpaid balance of the Debt shall at once become due and payable and this mortgage shall be subject to foreclosure and may be foreclosed as now provided by law in case of past-due mortgages; and the Mortgagee shall be authorized to take possession of the Real Estate and, after giving at least twenty-one days notice of the time, place and terms of sale by publication once a week for three consecutive weeks in some newspaper published in the county in which the Real Estate is located, to sell the Real Estate in front of the courthouse door of said county, at public outcry, to the highest bidder for cash, and to apply the proceeds of said sale as follows: first, to the expense of advertising, selling and conveying the Real Estate and foreclosing this mortgage, including a reasonable attorneys' fee; second, to the payment of any amounts that have been spent, or that it may then be necessary to spend, in paying insurance premiums, Liens or other encumbrances, with interest thereon; third, to the payment in full of the balance of the Debt 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 paid to the party or parties appearing of record to be the owner of the Real Estate at the time of the sale, after deducting the cost of ascertaining who is such owner. The Mortgagor agrees that the Mortgagee may bid at any sale had under the terms of this mortgage and may purchase the Real Estate if the highest bidder therefor. At the foreclosure sale the Real Estate may be offered for sale and sold as a whole without first offering it in any other manner or it may be offered for sale and sold in any other manner the Mortgagee may elect.

The Mortgagor agrees to pay all costs, including reasonable attorneys' fees, incurred by the Mortgagee in collecting or securing or attempting to collect or secure the Debt, or any part thereof, or in defending or attempting to defend the priority of this mortgage against any lien or encumbrance on the Real Estate, unless this mortgage is herein expressly made subject to any such lien or encumbrance; and/or all costs incurred in the foreclosure of this mortgage, either under the power of sale contained herein, or by virtue of the decree of any court of competent jurisdiction. The full amount of such costs incurred by the Mortgagee shall be a part of the Debt and shall be secured by this mortgage. The purchaser at any such sale shall be under no obligation to see to the proper application of the purchase money. In the event of a sale hereunder, the Mortgagee, or the owner of the Debt and mortgage, or auctioneer, shall execute to the purchaser, for and in the name of the Mortgagor, a statutory warranty deed to the Real Estate.

Plural or singular words used herein to designate the undersigned shall be construed to refer to the maker or makers of this mortgage, whether one or more natural persons, corporations, associations, partnerships or other entities. All covenants and agreements herein made by the undersigned shall bind the heirs, personal representatives, successors and assigns of the undersigned; and every option, right and privilege herein reserved or secured to the Mortgagee, shall inure to the benefit of the Mortgagee's successors and assigns.

In witness whereof, the undersigned Mortgagor has (have) executed this instrument on the date first written above.


ALFRED J. COHN

ADDENDUM TO SECOND PRIORITY MORTGAGE

1. PREPAYMENT: Privilege is reserved to prepay the unpaid principal balance of the indebtedness evidenced by that certain Promissory Note of even date herewith, either in whole or in part, at any time or times without fee, penalty or prepayment charge but with interest to date of prepayment.

2. JUNIOR MORTGAGE: This Mortgage is junior and subordinate to that certain mortgage debt on the Real Estate made by Walter D. Crump and wife, Freida B. Crump, to Louise Thames Parker dated February 4, 1983 and recorded in Mortgage Book 427 at Page 170 in the Office of the Judge of Probate of Shelby County, Alabama (hereinafter sometimes referred to as the "First Mortgage"). It is specifically agreed that in the event default should be made in the payment of principal, interest, or any other sums payable under the terms and provisions of the First Mortgage, the Mortgagee shall have the right, without notice to anyone, but shall not be obligated, to make good such default by paying whatever amounts may be due under the terms of the First Mortgage so as to put the same in good standing, and any and all payments so made shall be added to the indebtedness secured by this Mortgage and the indebtedness (including all such payments) shall be immediately due and payable, at the option of the Mortgagee, and this Mortgage shall be subject to foreclosure in all respects as provided by law and by the provisions hereof.

3. NOTICE OF DEFAULT: Mortgagor shall not be in default hereunder unless after thirty (30) days from written notice to Mortgagor of failure to fully perform any of the terms, agreements and conditions of this Second Priority Mortgage, Mortgagor fails to cure such default within said thirty (30) day period (or if such default shall reasonably require longer than thirty (30) days to cure, if Mortgagor shall fail to commence to cure the same within the said thirty (30) days, and continuously prosecute the curing of the same to completion with due diligence).

4. SATISFACTION OF RECORDED LIEN: Upon complete payment of the Promissory Note secured hereby, Mortgagee shall execute and deliver to Mortgagor a full Satisfaction of Recorded Lien in recordable form.

BOOK 056 PAGE 157

EXHIBIT "A"

A parcel of land situated in the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of said SE 1/4 of the NE 1/4; thence in a Southerly direction, along the East line of said 1/4-1/4 Section, a distance of 794.94 feet to the center line of Shelby County Highway 283; thence 13 degrees 12 minutes right, along said center line in a Southwesterly direction, a distance of 588.83 feet; thence 85 degrees 5 minutes right, in a Northwesterly direction, a distance of 30.11 feet to the point of beginning; thence continue along last described course a distance of 588.13 feet; thence 75 degrees 45 minutes 30 seconds left, in a Southwesterly direction, a distance of 162.26 feet; thence 104 degrees 14 minutes 36 seconds left, in a Southeasterly direction, a distance of 263.18 feet; thence 90 degrees 17 minutes 45 seconds left, in a Northeasterly direction a distance of 57.64 feet; thence 90 degrees 17 minutes 51 seconds right, in a Southeasterly direction, a distance of 356.60 feet to the Northwesterly right-of-way line of Shelby County Highway 283; thence 85 degrees 5 minutes left in a Northeasterly direction, along said right-of-way line, a distance of 100.0 feet to the point of beginning. According to the survey of Allen Whitley, Reg. No. 3943, dated April 7, 1982.

Situated in Shelby County, Alabama.

EXHIBIT "B"

BOOK 056 PAGE 159

1. Mortgage made by Walter D. Crump and wife, Freida B. Crump to Louise Thames Parker, dated February 4, 1983 and recorded in Mortgage Book 427, Page 170 in the Probate Office of Shelby County, Alabama.
2. Taxes for 1986 and subsequent years. 1986 taxes are a lien but not due and payable until October 1, 1986.
3. Right-of-way in favor of Alabama Power Company recorded in Deed Book 127, Page 566, in the Probate Office of Shelby County, Alabama.
4. Permit to South Central Bell Telephone Company recorded in Deed Book 285, Page 183, in the Probate Office of Shelby County, Alabama.
5. 6-foot building line from the Northerly, Westerly, and Southerly sides of the above described real estate, as shown by survey of Allen Whitley, Reg. No. 3943, dated April 7, 1982 and encroachment of two metal buildings to the extent shown by said survey of Allen Whitley.
6. 25-foot building line from the Easterly side of the above described real estate as shown on survey of Allen Whitley, Reg. No. 3943, dated April 7, 1982.
7. Asphalt paving as shown on survey of Allen Whitley, Reg. No. 3943, dated April 7, 1982.
8. Drain as shown on survey of Allen Whitley, Reg. No. 3943, dated April 7, 1982.
9. Pool as shown on survey of Allen Whitley, Reg. No. 3943, dated April 7, 1982.
10. Fences as shown on survey of Allen Whitley, Reg. No. 3943, dated April 7, 1982.
11. Water meter and gas meter on the East line of the above described real estate as shown on survey of Allen Whitley, Reg. No. 3943, dated April 7, 1982.
12. Pipe line easement to Southern Natural Gas Company, as recorded in Deed Book 143, Page 105, in the Probate Office of Shelby County, Alabama.

ACKNOWLEDGEMENT FOR INDIVIDUAL(S)

State of Alabama }
 SHELBY County }

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that

ALFRED J. COHN

whose name(s) is (are) signed to the foregoing instrument, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of December, 19 85.

Carol Cooper Cone
 Notary Public

My commission expires:

12/16/87

NOTARY MUST AFFIX SEAL



ACKNOWLEDGEMENT FOR CORPORATION

State of Alabama }
 _____ County }

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that

_____ whose name as _____ of _____ corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this _____ day of _____, 19 _____.

Notary Public

My commission expires:

NOTARY MUST AFFIX SEAL

RECORDING FEES

Mortgage Tax	\$ <u>150.00</u>
Deed Tax	_____
Mineral Tax	_____
Recording Fee	<u>15.00</u>
Index Fee	<u>1.00</u>
TOTAL	\$ <u>166.00</u>

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED

1986 JAN -7 PM 1:47

Thomas A. Cunningham, Jr.
 JUDGE OF PROBATE

MORTGAGE DEED

STATE OF ALABAMA

County

Office of the Judge of Probate

I hereby certify that the within mortgage was filed

in this office for record on the _____

day of _____, 19 _____

at _____ o'clock _____ M., and was

duly recorded in Volume _____ of

Mortgages, at page _____, and examined.

Judge of Probate.

Return To SNP

LEITMAN, SIEGAL & PAYNE, P.A.
 425 FIRST ALABAMA BANK BLDG.
 BIRMINGHAM, ALABAMA 35203