

(Name) William J. Sullivan, Jr., Attorney

(Address) 1100 First National-Southern Natural Building, Birmingham, Alabama 35203

Form 1-1-22 Rev. 1-66

MORTGAGE—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY SHELBY

} KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Allen D. King and Jack Travis

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

Joseph G. Vath, Bishop of Birmingham in Alabama, a corporation sole,

(hereinafter called "Mortgagee", whether one or more), in the sum of Three Hundred Sixty Thousand Six Hundred and 00/100 -----Dollars (\$360,600.00), evidenced by a promissory note in said amount, executed concurrently herewith, payable with interest at the rate of 9% per annum, interest is payable on the unpaid balance on each anniversary date of the note; a principal installment in the amount of Fifty Thousand and 00/100 (\$50,000.00) Dollars is payable, with accrued interest on said amount, on or before January 8, 1987; and the balance of principal and accrued interest is payable in full on or before July 8, 1988.

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,

Allen D. King and Jack Travis

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

A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 3 West, and being located in Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of said 1/4-1/4 Section and run thence North along the East Section line thereof 276.0 feet to the Point of Beginning of the property herein described; thence continue North along the last described course 859.12 feet; thence turn 72 deg. 29 min. left and run Northwestwardly 236.45 feet to a point on the old Southeasterly right of way line of old U. S. Highway No. 31; thence turn 4 deg. 16 min. right and continue Northwestwardly 23.0 feet to the present Southeasterly right of way line of U. S. Highway No. 31; thence turn 85 deg. 34 min. 30 sec. left and run Southwestwardly along the right of way line of said U. S. Highway No. 31 a distance of 1031.20 feet; thence turn 115 deg. 32 min. left and run Eastwardly 721.09 feet to the Point of Beginning; being situated in Shelby County, Alabama.

THIS IS A PURCHASE-MONEY MORTGAGE.

(This property does not constitute the homestead property of either of the mortgagors, nor of their spouses).

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

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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 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 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 and State, 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 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, Allen D. King and Jack Travis

have hereunto set OUR signature S and seal, this

8th day of July

, 19 86.

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

ALLEN D. KING

(SEAL)

JACK TRAVIS

(SEAL)

JACK TRAVIS

(SEAL)

(SEAL)

THE STATE OF ALABAMA
JEFFERSON

COUNTY

I, W. J. Sullivan, Jr.
hereby certify that Allen D. King and Jack Travis

, a Notary Public in and for said County, in said State,

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

8th day of July

, 19 86

Notary Public

THE STATE of

COUNTY

I,

, a Notary Public in and for said County, in said State,

hereby certify that

whose name as of
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me, on this day that,
being informed of the contents of such conveyance, 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 the

day of

, 19

Notary Public

WILLIAM J. SULLIVAN, JR.
First National-Southern Natural Building
Suite 1100
Return to: Birmingham, Alabama 35203
Return to Sadler, Sullivan, Sharp & Smith, P.C.

TO

MORTGAGE DEED

1. Deed Tax \$
2. Mtg. Tax 540.90
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 546.90

THIS FORM FROM
Lawyers Title Insurance Corporation
Title Guaranty Division
TITLE INSURANCE - ABSTRACTS

Birmingham, Alabama