

RECORDATION REQUESTED BY:
Chase Manhattan Bank USA, N.A.
c/o CMMC 8934 Brecksville Road Suite 495
Brecksville, OH 44141-2310

WHEN RECORDED MAIL TO:
Chase Manhattan Bank USA, N.A.
c/o CMMC 8934 Brecksville Road Suite 495
Brecksville, OH 44141-2310

SEND TAX NOTICES TO:
Chase Manhattan Bank USA, N.A.
c/o CMMC 8934 Brecksville Road Suite 495
Brecksville, OH 44141-2310

Inst # 2001-14222

04/13/2001-14222
11:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
014 DLH 172.85

[Space Above This Line for Recording Data]

MORTGAGE

[] (check box if applicable) THIS MORTGAGE IS A "CONSTRUCTION MORTGAGE" WITHIN THE MEANING OF SUCH TERM IN ALA. CODE § 7-9-313(1)(C) AND 7-9-313(6) (1975).

THIS MORTGAGE ("Security Instrument") is given on April 9, 2001. The grantor is Michael W. Austin and Judith A. Austin, 110 Mitchell St., Wilsonville, AL 35186 ("Borrower"). This Security Instrument is given to Chase Manhattan Bank USA, N.A., which is organized and existing under the laws of the United States of America and whose address is c/o Chase Manhattan Mortgage Corporation, P.O. Box 91958, Cleveland, OH 44101-3958, ("Lender"). Borrower owes Lender the principal sum of Eighty-One Thousand Eight Hundred Thirty Seven Dollars and 80/100 Dollars (U.S. \$81,837.80). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on April 13, 2031. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns, with power of sale, the following described property located in Shelby County, Alabama:

SEE EXHIBIT ATTACHED

which has the address of 78 Michaels Way, Wilsonville, Alabama ("Property Address");

TO HAVE AND TO HOLD this property unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest; Prepayment and Late Charges.** Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.
2. **Funds for Taxes and Insurance.** Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes and assessments which may attain priority over this Security Instrument as a lien on the Property; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, if any; (e) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are

called "Escrow Items." Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally related mortgage loan may require for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. Section 2601 et seq. ("RESPA"), unless another law that applies to the Funds sets a lesser amount. If so, Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amount. Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is such an institution) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items. Lender may not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. However, Lender may require Borrower to pay a one-time charge for an independent real estate tax reporting service used by Lender in connection with this loan, unless applicable law provides otherwise. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender may agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds, showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for all sums secured by this Security Instrument.

If the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to Borrower for the excess Funds in accordance with the requirements of applicable law. If the amount of the Funds held by Lender at any time is not sufficient to pay the Escrow Items when due, Lender may so notify Borrower in writing, and, in such case Borrower shall pay to Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in no more than twelve monthly payments, at Lender's sole discretion.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender. If, under paragraph 21, Lender shall acquire or sell the Property, Lender, prior to the acquisition or sale of the Property, shall apply any Funds held by Lender at the time of acquisition or sale as a credit against the sums secured by this Security Instrument.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to any prepayment charges due under the Note; second, to amounts payable under paragraph 2; third, to interest due; fourth, to principal due; and last, to any late charges due under the Note.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

5. Hazard or Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards, including floods or flooding, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld. If Borrower fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property in accordance with paragraph 7.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.



Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 21 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

6. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate, or commit waste on the Property. Borrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Security Instrument or Lender's security interest. Borrower may cure such a default and reinstate, as provided in paragraph 18, by causing the action or proceeding to be dismissed with a ruling that, in Lender's good faith determination, precludes forfeiture of the Borrower's interest in the Property or other material impairment of the lien created by this Security Instrument or Lender's security interest. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

7. Protection of Lender's Rights in the Property. If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

8. Mortgage Insurance. If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the mortgage insurance in effect. If, for any reason, the mortgage insurance coverage required by Lender lapses or ceases to be in effect, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the mortgage insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the mortgage insurance previously in effect, from an alternate mortgage insurer approved by Lender. If substantially equivalent mortgage insurance coverage is not available, Borrower shall pay to Lender each month a sum equal to one-twelfth of the yearly mortgage insurance premium being paid by Borrower when the insurance coverage lapsed or ceased to be in effect. Lender will accept, use and retain these payments as a loss reserve in lieu of mortgage insurance. Loss reserve payments may no longer be required, at the option of Lender, if mortgage insurance coverage (in the amount and for the period that Lender requires) provided by an insurer approved by Lender again becomes available and is obtained. Borrower shall pay the premiums required to maintain mortgage insurance in effect, or to provide a loss reserve,



until the requirement for mortgage insurance ends in accordance with any written agreement between Borrower and Lender or applicable law.

9. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

10. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the taking, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is less than the amount of the sums secured immediately before the taking, unless Borrower and Lender otherwise agree in writing or unless applicable law otherwise provides, the proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due. If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

11. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

12. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

13. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

15. Governing Law; Severability. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts



with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

16. **Borrower's Copy.** Borrower shall be given one conformed copy of the Note and of this Security Instrument.

17. **Transfer of the Property or a Beneficial Interest in Borrower.** If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

18. **Borrower's Right to Reinstate.** If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraph 17.

19. **Sale of Note; Change of Loan Servicer.** The Note or a partial interest in the Note (together with this Security Instrument) may be sold one or more times without prior notice to Borrower. A sale may result in a change in the entity (known as the "Loan Servicer") that collects monthly payments due under the Note and this Security Instrument. There also may be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change in accordance with paragraph 14 above and applicable law. The notice will state the name and address of the new Loan Servicer and the address to which payments should be made. The notice will also contain any other information required by applicable law.

20. **Hazardous Substances.** Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 20, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 20, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

21. **Acceleration; Remedies.** Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraph 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security



Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and any other remedies permitted by applicable law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 21, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If Lender invokes the power of sale, Lender shall give a copy of a notice to Borrower in the manner provided in paragraph 14. Lender shall publish the notice of sale once a week for three consecutive weeks in a newspaper published in County, Alabama, and thereupon shall sell the Property to the highest bidder at public auction at the front door of the County Courthouse of this County. Lender shall deliver to the purchaser Lender's deed conveying the Property. Lender or its designee may purchase the Property at any sale. Borrower covenants and agrees that the proceeds of the sale shall be applied in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

22. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

23. Waivers. Borrower waives all rights of homestead exemption in the Property and relinquishes all rights of curtesy and dower in the Property.

24. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)]

☐ Adjustable Rate Rider	☐ Condominium rider	☐ 1-4 Family Rider
☐ Graduated Payment Rider	☐ Planned Unit Development Rider	☐ Biweekly Payment Rider
☐ Balloon Rider	☐ Rate Improvement Rider	☐ Second Home Rider
☐ Construction Loan Rider to Mortgage	☒ Manufactured Home Rider to Mortgage	☒ Affixation Affidavit

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Witnesses:

Jerry L. Jantzen
Don Lyall

Michael W. Austin (Seal)
Michael W. Austin Borrower

Judith A. Austin (Seal)
Judith A. Austin Borrower

____ (Seal)
Borrower

____ (Seal)
Borrower

This Mortgage prepared by: **X** _____

Name of Signer:

MMK
gla

INDIVIDUAL ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF Chilton) ss

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Michael W. & Judith A. Austin, 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 Mortgage, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of April, 2001.

Lisa R. Leggett
Notary Public
My commission expires 8/14/2004

*MWA
gale*

CHASE MANHATTAN BANK USA, N.A.

MANUFACTURED HOME RIDER TO SECURITY INSTRUMENT

1. **Meaning of Some Words.** As used in this Rider, the term "Security Instrument" means the Mortgage, Open-End Mortgage, Deed of Trust or Credit Line Deed of Trust, or Trust Indenture which is dated with the same date as this Rider. As used in this Rider and in the Security Instrument, the term "Note" means the Promissory Note and Security Agreement which is dated with the same date as the Security Instrument. As used in this Rider, the term "Lender" means CHASE MANHATTAN BANK USA, N.A. and any subsequent holder of the Note and the Security Instrument, the term "Borrower" means anyone signing the Note or the Security Instrument as a Borrower and the term "Property" includes the Manufactured Home, as that term is defined in the Note, to the extent it constitutes real property or a fixture.
2. **Purpose and Effect of Rider.** IF THERE IS A CONFLICT BETWEEN THE PROVISIONS IN THIS RIDER AND THOSE IN THE SECURITY INSTRUMENT OR THE NOTE, THE PROVISIONS IN THE RIDER WILL CONTROL. THE CONFLICTING PROVISIONS IN THE SECURITY INSTRUMENT AND THE NOTE WILL BE ELIMINATED OR MODIFIED AS MUCH AS IS NECESSARY TO MAKE ALL OF THE CONFLICTING TERMS AGREE WITH THIS RIDER.

3. **Lender's Security Interest.** All of Borrower's obligations in the Security Instrument shall be secured by the Manufactured Home:

New	2001	Fleetwood	Chapel Hill 7603X	GAFLY05ABC30271-CH11	60X42
New/Used	Year	Manufacturer's Name	Model Name and Model No.	Manufacturer's Serial No.	Length x Width

☒ No Certificate of Title has been issued ☐ Manufacturers Certificate of Origin Dated _____

☐ Certificate of Title No. _____ State of _____ ☐ Copy ☐ Original Attached

- (a) Borrower covenants and agrees that Borrower will comply with all State and local laws, and regulations regarding the affixation of the Manufactured Home to the real property described in the Security Instrument including, but not limited to, surrendering the Certificate of Title (if required) and obtaining the requisite governmental approval and accompanying documentation necessary to classify the Manufactured Home as real property under State and local law.
- (b) Borrower covenants that affixing the Manufactured Home to the real property legally described herein does not violate any zoning laws or other local requirements applicable to manufactured homes.
4. **Funds for Taxes and Insurance.** Lender hereby waives the requirements of Paragraph 2 of the Security Instrument. Lender, however, specifically reserves to itself and its successors and assigns the right to revoke this waiver at any time and reinstate and enforce the requirements of paragraph 2 of the Security Instrument.
5. **Application of Borrower's Payments.** Paragraph 3 of the Security Instrument is amended to read:
3. **Application of Payments.** **BORROWER MAY PREPAY ANY AMOUNTS DUE UNDER THE NOTE OR THE SECURITY INSTRUMENT AT ANY TIME, WITHOUT PENALTY.** Unless applicable law provides otherwise, Lender will apply each of Borrower's payments under the Note and under this Security Instrument in the following order and for the following purposes: First, to amounts payable under paragraph 2, if any; Second, to pay interest due; Third, to pay principal due; Fourth, to reimburse Lender for payments made by Lender to protect its lien under this Security Instrument; Fifth, to pay late charges due under the Note; and Last, to pay any other amount due under the Note and this Security Instrument. However, Lender, in its sole discretion, may elect to apply any of Borrower's payments in any order it chooses.
6. **Charges; Liens.** The first paragraph of Paragraph 4 of the Security Instrument is amended to read:
4. **Charges; Liens.** Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property. Borrower shall pay these obligations on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph and receipts evidencing the payments.
7. **Hazard or Property Insurance.** The first paragraph of Paragraph 5 of the Security Instrument is amended to add a new second sentence as follows:

Borrower will keep the Manufactured Home and any other improvements on the Property insured against loss by flood if the Property is located in a special flood hazard area.

MWJ
gla

The third paragraph of Paragraph 5 of the Security Instrument is amended to read:

Borrower will not allow any condition to exist which would, in any way, invalidate insurance on the Property. In the event of loss or damage to the Manufactured Home, Lender may require additional security or assurances of payment before Lender allows any amounts paid by the insurance company (the "Insurance Proceeds") to be used to repair or replace the Manufactured Home. Lender may, if Lender wants, use any Insurance Proceeds to reduce any unpaid balance due on the Loan. Borrower authorizes Lender to adjust Borrower's losses, and sign Borrower's name to any check, draft or other papers necessary to obtain Insurance Proceeds. Borrower authorizes any insurer to pay Lender directly. If Insurance Proceeds paid to Lender do not pay off all amounts Borrower owes Lender under the Loan Documents, Borrower is responsible for the balance.

8. **Protection of Lender's Rights in the Property.** The first sentence of the first paragraph of Paragraph 7 of the Security Instrument is amended to read:

If Borrower fails to perform the covenants and agreements contained in this Security Instrument or in the Note, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property.

9. **Mortgage Insurance.** Lender hereby waives the terms and conditions of Paragraph 8 of the Security Instrument.

10. **Borrower's Copy.** Paragraph 16 of the Security Instrument is amended to read:

16. **Servicing Charges.** Borrower agrees to pay all reasonable charges in connection with the servicing of the loan secured by this Security Instrument. These charges include, but are not limited to, obtaining tax searches and bills, and processing insurance loss payments, ownership transfers, releases, easements, consents, extensions, modifications, special agreements, assignments, reduction certificates and satisfactions of liens.

11. **Borrower's Right to Reinstate.** The first sentence of paragraph 18 of the Security Instrument is amended to read:

If Borrower meets certain conditions, Lender, in its sole discretion, may discontinue any proceedings to enforce this Security Instrument prior to the earlier of : (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument.

12. **Additional Rights of Lender in Event of Foreclosure and Sale.** In addition to those rights granted in the Note and Security Instrument, Lender shall have the following rights in the event Lender starts foreclosure proceedings for the foreclosure and sale of the Property:

- a) All reasonable sums paid by Lender in starting and carrying on the foreclosure proceedings, including reasonable attorney's fees and all costs allowed by law, together with interest on all of these sums at the interest on all of these sums at the Note Rate, shall be paid by Borrower or added to the principal Borrower owes the Lender;
- b) The Property may be sold in one or more parcels or at one or more sales; and
- c) Lender, in any action to foreclose this Security Instrument shall be entitled to appointment of a receiver without any special notice to Borrower. Lender may have a receiver appointed as a matter of right no matter what balance Borrower owes to Lender, and regardless of the adequacy of the Property.

13. **Additional Events of Default.** Borrower will be in default under the Note and the Security Instrument:

- a) if any structure on the Property shall be removed, demolished, or substantially altered;
- b) if Borrower fails to comply with any requirement of federal, state or local governmental authorities (the Lender, however, may comply and add the expense to the principal balance Borrower owes to Lender); or
- c) if Borrower grants or permits any lien on the Property other than Lender's lien.

14. **Prior Notice and Opportunity to Correct Broken Promise.** Lender will give Borrower any prior notice and an opportunity to make up a missed payment or correct a broken promise as required by applicable law.

MW/g
gah

BY SIGNING BELOW, Borrower agrees to the terms and covenants contained in this Rider.

DATED this April 9, 2001.

Michael W. Austin (SEAL)
Borrower

Michael W. Austin
Printed Name

Judith A. Austin (SEAL)
Borrower

Judith A. Austin
Printed Name

Jay L. Jamison
Witness

Lisa Galt
Witness

Borrower (SEAL)

Printed Name

Witness

Borrower (SEAL)

Printed Name

Witness

STATE OF ALABAMA,

COUNTY OF Chilton

)
) ss
)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Michael W. & Judith A. Austin, whose name 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 or she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of April, 2001.

Lisa R. Galt
Notary Public
My commission expires 8/14/2004

For Persons with No Personal Liability on the Loan

You are executing this instrument only for the purposes of granting a mortgage in your ownership interest, if any, in the property described in the Security Instrument, and to waive any homestead rights you may have in the Property.

Witness

X

STATE OF ALABAMA

)

) ss

COUNTY OF

)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that _____, whose name 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/she/they executed the same voluntarily on the day the same bears date.

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

Notary Public

My commission expires _____

ATTENTION COUNTY CLERK: This instrument covers goods that are or are to become fixtures on the Property described herein and is to be filed for record in the records where Security Instruments on real property on real estate are recorded. Additionally, this instrument should be appropriately indexed, not only as a Security Instrument but as a financing statement covering goods that are or are to become fixtures on the Property described herein. The mailing address of the Borrower (Debtor) and Lender (Secured Party) are set forth in this instrument.

This Instrument prepared by:

Fancher & Gatch, P.C

M. G. Gatch

**AMERICAN PIONEER TITLE INSURANCE COMPANY
COMMITMENT**

Commitment #: CM-1-1392-134

File #: 1918

EXHIBIT A

TO SCHEDULE A

Legal Description of 1.02 Ac Parcel:

Commence at the SE corner of the SW 1/4 of the SW 1/4 of Section 10 Township 21 South Range 01 East, Shelby County, Alabama; thence N 62 degrees 12 minutes 12 seconds W 519.04 feet to the Northwest right of way of County Road 7; thence N 61 degrees 59 minutes 37 seconds W 130.06 feet; thence S 79 degrees 10 minutes 42 seconds W 173.69 feet; thence S 79 degrees 10 minutes 42 seconds W 54.15 feet; thence N 20 degrees 00 minutes 00 seconds W 16.44 feet to the point of beginning; thence N 53 degrees 58 minutes 04 seconds E 18.23 feet; thence N 36 degrees 01 minute 56 seconds W 220.00 feet; thence N 53 degrees 58 minutes 04 seconds W 203.65 feet; thence S 36 degrees 01 minute 10 seconds E 220.00 feet; thence N 53 degrees 58 minutes 04 seconds E 185.46 feet to the point of beginning.

Centerline Description of 30 Ft Ingress Egress and Utility Easement:

Commence at the SE corner of the SW 1/4 of the SW 1/4 of Section 10 Township 21 South Range 01 East, Shelby County, Alabama; thence N 62 degrees 12 minutes 12 seconds W 519.04 feet to the Northwest right of way of County Road 7 and being the point of beginning; thence N 61 degrees 59 minutes 37 seconds W 130.06 feet; thence S 79 degrees 10 minutes 42 seconds W 173.69 feet; thence S 79 degrees 10 minutes 42 seconds W 54.15 feet; thence N 20 degrees 00 minutes 00 seconds W 16.44 feet said easement being 15 feet left and 15 feet right of above described centerline for a total of 30 feet.

Centerline Description of 50 ft Utility Easement:

Commence at the SE corner of the SW 1/4 of the SW 1/4 of Section 10 Township 21 South Range 01 East Shelby County, Alabama; thence N 62 degrees 12 minutes 12 seconds W 519.04 feet to the Northwest right of way of County Road 7; thence N 61 degrees 59 minutes 37 seconds W 130.06 feet; thence S 79 degrees 10 minutes 42 seconds W 173.69 feet; thence S 79 degrees 10 minutes 42 seconds W 54.15 feet; thence N 20 degrees 00 minutes 00 seconds W 16.44 feet to the point of beginning; thence S 20 degrees 00 minutes 00 seconds E 16.44 feet; thence S 11 degrees 26 minutes 00 seconds E 317.60 feet to the Northwest right of way of County Road 7 said easement being 25 feet left and 25 feet right of the above described line for a total of 50 feet.

*MWA
JGA*

**AFFIXATION AFFIDAVIT REGARDING MANUFACTURED
(AND FACTORY BUILT) HOME**

STATE OF ALABAMA)
COUNTY OF Chilton) ss.:

BEFORE ME, the undersigned authority, on this day personally appeared

Michael W. Austin and Judith A. Austin

known to me to be the person(s) whose name(s) is/are subscribed below, and who, being by me first duly sworn, did each on his or her oath state as follows:

[Description of manufactured home]					
New	2001	Fleetwood	Chapel Hill 7603X	GAFLY05ABC30271-CH11	60X42
New/Used	Year	Manufacturer's Name	Model Name and Model No.	Manufacturer's Serial No.	Length/Width

[Location of manufactured home]			
78 Michaels Way	Wilsonville	Shelby	AL
Street or Route	City	County	State

- 1) The manufactured home described above located at the above-referenced address is permanently affixed to a foundation and will assume the characteristics of site-built housing.
- 2) The wheels, axles, towbar or hitch were removed when the manufactured home was placed on the permanent site.
- 3) All foundations, both perimeter and piers for the manufactured home have footings that are located below the frost line.
- 4) If piers are used for the manufactured home, they will be placed where the home manufacturer recommends.
- 5) If state law so requires, anchors for the manufactured home have been provided.
- 6) The manufactured home is permanently connected to a septic tank or sewage system and other utilities such as electricity, water and natural gas.
- 7) No other lien or financing affects the manufactured home, other than those disclosed in writing to Lender.
- 8) The manufactured home has been built in compliance with the Federal Manufactured Home Construction and Safety Standards that were established June 15, 1976.
- 9) The foundation system of the manufactured home has been designed by an engineer to meet the soil conditions of the site.
- 10) Borrower(s) acknowledges his or her intent that the manufactured home will become immovable property and part of the real property securing the security instrument.
- 11) This Affidavit is executed by Borrower(s) pursuant to applicable state law.
- 12) The manufactured home will be assessed and taxed as an improvement to the real property. I/We understand that if Lender does not escrow for these taxes that I/we will be responsible for payment of such taxes.
- 13) If the land is being purchased, such purchase and the manufactured home represent a single real estate transaction, under applicable state law.
- 14) All permits required by governmental authorities have been obtained.

Borrower(s) certifies that Borrower(s) is in receipt of manufacturers recommended maintenance program regarding the carpets and manufactured warranties covering the heating/cooling systems, hot water heater, range, etc.; and the formaldehyde health notice.

IN WITNESS WHEREOF, Borrower(s) has executed this Affidavit in my presence and in the presence of the undersigned witnesses on this 9th day of April, 2001.

Michael W. Austin (SEAL)
Borrower #1

Michael W. Austin
Printed Name

Lisa Lyata
Witness

Judith A. Austin (SEAL)
Borrower #2

Judith A. Austin
Printed Name

Witness

Borrower #3

Printed Name

Witness

Borrower #4

Printed Name

Witness

STATE OF ALABAMA)

COUNTY OF Chilton) ss)

Sworn to (or affirmed) and subscribed before me this 9th day of April, 2001.

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Michael W. & Judith A. Austin, 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, heshe/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of April, 2001.

Lisa L. Lyata
Notary Public
My commission expires 8/14/2004

ATTENTION COUNTY CLERK. This instrument covers goods that are or are to become fixtures on the Property described herein and is to be filed for record in the records where Security Instruments on real estate are recorded. Additionally, this instrument should be appropriately indexed, not only as Security Instruments but as a financing statement covering goods that are or are to become fixtures on the Property described herein. The mailing address of the Borrower (Debtor) and Lender (Secured Party) are set forth in this instrument.

This Instrument prepared by:

Fancher & Gatch, P.C

Inst # 2001-14222