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11/04/2021 09:23:36 AM
MORT 1/3

This instrument prepared by:
Marcus Hunt
South Oak Title
2870 Old Rocky Ridge Road
Birmingham, AL 35243

MORTGAGE

State of Alabama
County of Jefferson

KNOW ALL MEN BY THESE PRESENTS: That whereas, J & B Property, LLC, a limited liability (hereinafter called "Mortgagors", whether one or more) are justly indebted to Kovalchick Realty, Inc. and EDKO Realty, LLC (hereinafter called "Mortgage", whether one or more, in the sum of Three Hundred Twenty-Five Thousand & 00/100-----(\$325,000.00) dollars evidenced by a real estate mortgage note executed simultaneously herewith.

And Whereas, Mortgagors agreed, in incurring and indebtedness, that this mortgage should be given to secure the prompt payment thereof.

NOW THEREFORE, in consideration of the premises, said mortgagors J & B Property, LLC, a limited liability and all others executing this mortgage, do hereby grant, bargain, sell and convey onto the Mortgagee, the following described real estate situated in Jefferson County of Alabama, to-wit:

Parcel 1: 13-7-35-4-402-002.001 321 1st Ave N Instrument No. 1997-12428:

Part of Lots 22 and 23, Block 1, Nickerson and Scott Survey of the Town of Alabaster, Alabama, as recorded in Map Book 3, Page 34, in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows: From the Southwest corner of said Lot 22, run in an easterly direction along the South line of said Lot 22, for a distance of 42.68 feet to the point of beginning; thence continue along last mentioned course for a distance of 68.24 feet, more or less to a point on the West right of way line of U.S. Highway #31; thence turn an angle to the left and run North along said West right of way line for a distance of 100.0 feet to a point of intersection with the North line of said Lot 23; thence turn an angle to the left and run in a Westerly direction along the North line of said Lot 23 for a distance of 69.96 feet, more or less to a point 42.68 feet East of the Northwest corner of said Lot 23; thence turn an angle to the left and run in a Southerly direction for a distance of 100.00 feet to the point of beginning. Situated in Shelby County, Alabama.

Parcel 2: 13-7-35-4-402-002.000 Instrument No. 20030519000310570: Lots 20, 21, in Block 1, according the survey of Nickerson and Scott Survey of the town of Alabaster, Alabama, as recorded in Map Book 3, Page 34, in the Probate Office of Shelby County, Alabama; being situated in the SE 1/4 of the SE 1/4 of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama. Parts of Lots 22 and 23, Block I, Nickerson and Scott Survey of the Town of Alabaster, Alabama, as recorded in Map Book 3, page 34, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as

follows: Beginning at the southwest corner of said Lot 22, run in an easterly direction along the south line of said Lot 22 for a distance of 42.68 feet; thence turn an angle to the left and run in a northerly direction for a distance of 100.00 feet to a point on the north line of Lot 23 being 42.68 feet east of the northwest corner of Lot 23; thence turn an angle to the left and run in a westerly direction along the north line of Lot 23 for a distance of 42.68 feet to the northwest corner of said Lot 23; thence turn an angle to the left and run along the west line of said Lot 23 and 22 for a distance of 100.00 feet to the point of beginning.

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 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, lightening, 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, as 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, addition 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 cases 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 and said County and State, sell the same in lots or parcels or en masse as Mortgagee, agents or assigns deem best, in front 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 for sale: First, to the expense of advertising, selling and conveying, including a

reasonable attorney's fee; Second, to the payment for 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 J & B Property, LLC, a limited liability have hereunto set their signature and seal, this the 22 day of October, 2021.

J & B Property, LLC, a limited liability


Rebecca Halechko, Member

State of Alabama

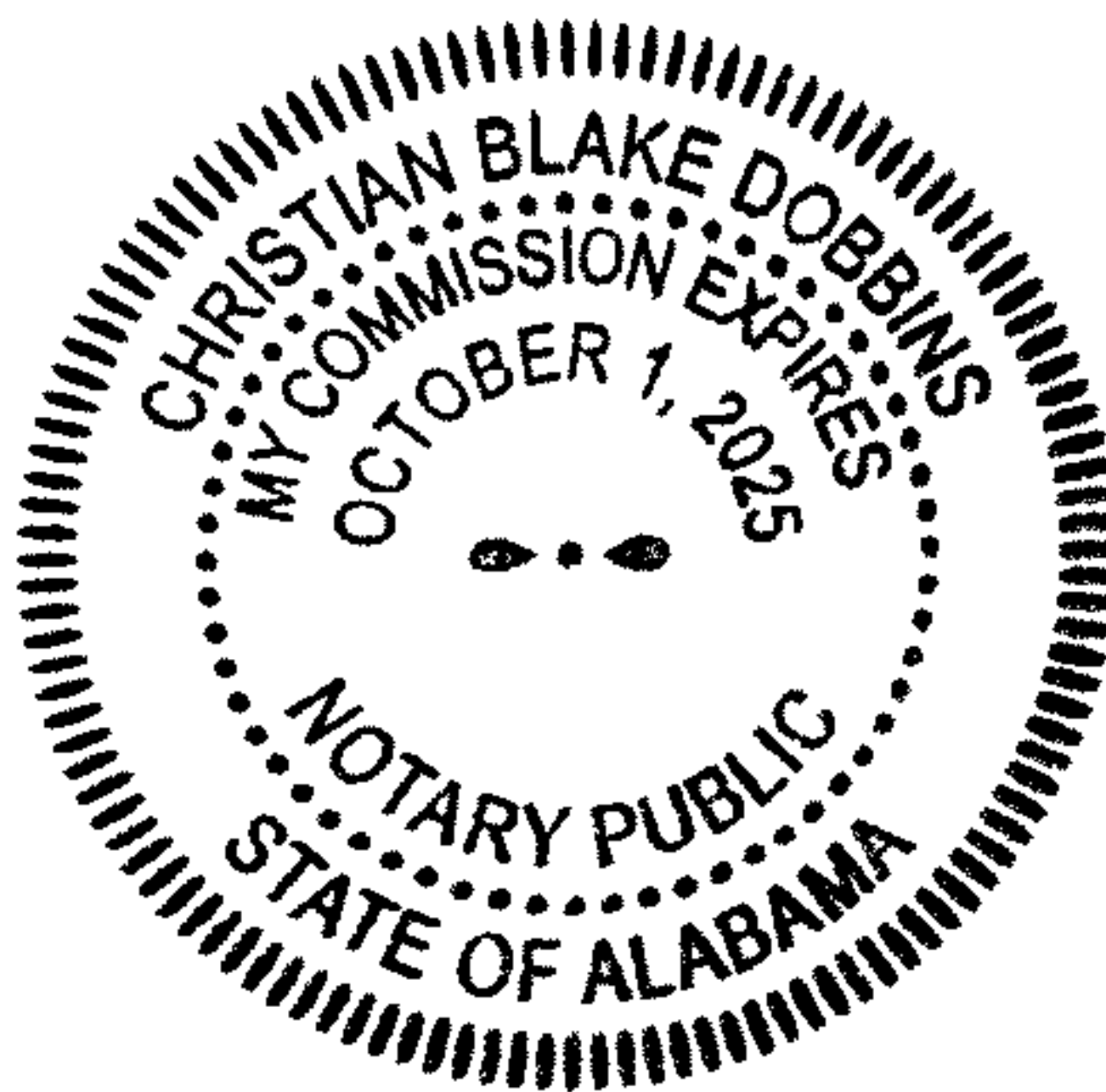
County of Tellusson

I, the undersigned, a Notary public in and for said county in said state, hereby certify that Rebecca Halechko, Member of J & B Property, LLC, a limited liability whose name 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 the conveyance they executed the same voluntarily and with full authority as said member of said company on the day the same bears dated.

Given under my hand and official seal this 22 day of October, 2021.


Notary Public

My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/04/2021 09:23:36 AM
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Allen S. Bayl