

SHELBY **County.**

This instrument prepared by: National Bank of Commerce
of Birmingham
20 South 20th Street
Birmingham, Alabama 35233

by and between JACK A. GOWAN AND WIFE, LEFAY E. GOWAN, HUGH EDWARD GOWAN
AN UNMARRIED MAN, AND JACK A. GOWAN, JR., AND WIFE, MARILYN GOWAN,

parties of the first part, hereinafter referred to as mortgagor, and NATIONAL BANK OF COMMERCE
OF BIRMINGHAM, A national banking association,

party of the second part, hereinafter referred to as mortgagee,

19810311000027740 Pg 1/6 .00
Shelby Cnty Judge of Probate,AL
03/11/1981 00:00:00 FILED/CERTIFIED

Witnesseth:

WHEREAS, the ~~rock~~ ARIC Investment, Inc., an Alabama corporation;
justly indchted to the party of the second part in the principal sum of FIVE HUNDRED THOUSAND AND
NO/100 DOLLARS (\$500,000.00)
as evidenced by note bearing even date herewith, payable ~~as follows~~ In full on February 27, 1986.

with interest thereon from date hereof at the rate of XXXXXXXXXX per annum, as evidenced by separate Note(s) XXX

NOW, THEREFORE, the parties of the first part, in consideration of the premises, and to secure the payment of said indebtedness and the compliance with all the stipulations herein contained, have bargained and sold, and do hereby grant, bargain, sell, alien, and convey unto the party of the second part, its successors and assigns, the following described real estate, lying and being situated in the town of Pelham County of Shelby, State of Alabama, to-wit:

The real property described on Exhibit A attached hereto is incorporated herein by reference.

This mortgage is subject to the following:

1. Taxes due in the year 1981, a lien, but not yet payable.
2. Easements to Alabama Power Company in Deed Volume 101, page 506, Deed Volume 112, page 513, Deed Volume 172, page 58 and Deed Volume 175, page 57, in the Probate Office of Shelby County, Alabama.

CABANISS, JOHNSTON, GARDNER,
DUMAS & O'NEAL

1900 FIRST NATIONAL SOUTHERN NATURAL BUILDING
BIRMINGHAM, ALABAMA 35203

BOOK 410 PAGE 625

Together with all the rights, privileges, tenements, and appurtenances thereunto belonging or in any wise appertaining, including screen windows and doors, gas, steam, electric and other heating, lighting and cooking apparatus, elevators, ice boxes, plumbing and other fixtures appertaining to the said premises, all of which shall be deemed realty and conveyed by this mortgage.

TO HAVE AND TO HOLD the said premises, and every part thereof, unto the mortgagee, its successors and assigns forever. And the undersigned covenant with the mortgagee that the undersigned are lawfully seized in fee simple of said premises and have a good right to sell and convey the same as aforesaid; that the said premises are free of all incumbrances and the undersigned will warrant and forever defend the title to the same unto the mortgagee, its successors and assigns, against the lawful claims of all persons whomsoever.

And for the purpose of further securing the payment of said indebtedness, the undersigned hereby agree to pay all taxes, assessments, or other liens taking priority over this mortgage, when imposed legally upon said premises, and should default be made in the payment of same, or any part thereof, said mortgagee, at its option, may pay the same, and to further secure said indebtedness first above named, and every portion thereof, the undersigned agree to keep said property continuously insured in such manner and in such

companies as may be satisfactory to the mortgagee, for at least \$ against loss by fire and \$ against loss by tornado, with loss, if any, payable to said mortgagee, as its interest may appear, and if the undersigned fail to keep said property insured as above specified, then the mortgagee may, at its option, insure said property for its insurable value against loss by fire and tornado, for its own benefit, the proceeds from such insurance, if collected to be credited on the indebtedness secured by this mortgage, less cost of collecting same; or, at the election of the mortgagee, may be used in repairing or reconstructing the premises; all amounts so expended by said mortgagee for insurance, or for the payment of taxes, assessments, or any other prior liens, shall become a debt due and at once payable, without demand upon or notice to any person, to said mortgagee, additional to the indebtedness hereby specially secured, and shall be secured by the lien of this mortgage, and shall bear interest from date of payment by said mortgagee, and at the election of the mortgagee, and without notice to any person, the mortgagee may declare the entire indebtedness secured by this mortgage due and payable, and this mortgage subject to foreclosure, and same may be foreclosed, as hereinafter provided.

The undersigned agree to take good care of the premises above described, and not to commit or permit any waste thereon, and to keep the same repaired, and at all times to maintain the same in as good condition as they now are, reasonable wear and tear alone excepted.

The undersigned agree that no delay or failure of the mortgagee to exercise any option to declare the maturity of any debt secured by this mortgage, shall be taken or deemed as a waiver of its right to exercise such option, or to declare such forfeiture, either as to any past or present default, and it is further agreed that no terms or conditions contained in this mortgage can be waived, altered or changed except as evidenced in writing, signed by the undersigned, and by the mortgagee, by an officer thereof.

After any default on the part of the mortgagor the mortgagee shall, upon bill filed or other proper legal proceedings being commenced for the foreclosure of this mortgage, be entitled, as a matter of right, to the appointment by any competent court or tribunal, without notice to any party, of a receiver of the rents, issues and profits of said premises, which power to lease and control the said premises, and with such other powers as may be deemed necessary.

UPON CONDITION, HOWEVER, That if the mortgagor pays said note and any renewals or extensions thereof, and all other indebtedness secured by this mortgage, and reimburses said mortgagee for any amount it may have expended in payment of taxes and insurance or other liens, and interest thereon, and shall do and perform all other acts and things herein agreed to be done, this conveyance to be null and void; but should default be made in the payment of any sum expended by the said mortgagee under the authority of any of the provisions of this mortgage, or should said indebtedness hereby secured, and any renewals or extensions thereof, or any part thereof, or any interest thereon, remain unpaid at maturity, or should the interest of said mortgagee in said property become endangered by reason of the enforcement of any prior lien or encumbrance thereon, so as to endanger the debt hereby secured, or should any law, either Federal or State, be passed imposing or authorizing the imposition of any specific tax upon this mortgage or the debt hereby secured, or permitting or authorizing the deduction of any such tax from the principal or interest secured by this mortgage, or by virtue of which any tax or assessment upon the mortgaged premises shall be chargeable against the owner of said mortgage, or should at any time any of the stipulations contained in this mortgage be declared invalid or inoperative by any court of competent jurisdiction, then, in any one of said events, the whole of the indebtedness hereby secured, or any portion or part of same as may not at said date have been paid, with interest thereon, shall at once become due and payable at the option of said mortgagee, and this mortgage 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 premises hereby conveyed, and after giving twenty-one days' notice by publication once a week for three consecutive weeks, of the time, place and terms of sale, by publication in some newspaper published in the County wherein said property is located, to sell the same in front of the Courthouse door of the County wherein said property is located, at public outcry, to the highest bidder for cash, and apply the proceeds of said 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 may then be necessary to expend, in paying insurance, taxes and other incumbrances, with interest thereon; third, to the payment in full of the principal indebtedness and interest thereon, 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 mortgagor.

And the undersigned further agree that said mortgagee, its successors, or assigns, may bid at any sale had under the terms of this mortgage, and purchase said property, if the highest bidder therefor; and the undersigned further agree to pay a reasonable attorney's fee to said mortgagee, its successors or assigns, for 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, said fee to be a part of the debt hereby secured, and 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 owner of the debt and mortgage, or auctioneer, shall execute to the purchaser for and in the name of the undersigned a good and sufficient deed to the property sold.

The undersigned agree that the debt hereby secured shall at once become due and payable and this mortgage subject to foreclosure as herein provided, at the option of the holder hereof, when and if any statement of lien is filed under the statutes of Alabama relating to the liens of mechanics and materialmen, without regard to form and contents of such statement, and without regard to the existence or non-existence of the debt, or any part thereof, or of the lien, on which such statement is based.

Plural or singular words used herein to designate the undersigned, the parties of the first part, shall be construed to refer to the maker or makers of this mortgage, whether one or more persons, or a corporation; and 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 its successors and assigns.

This mortgage secures all extensions and renewals of the note described above.

IN TESTIMONY WHEREOF, the undersigned have hereunto set their hands and seals, ^{as of} ~~on~~ this the day and year first above written.

Witnesses:

John C. Gowan (SEAL)
Jack A. Gowan (SEAL)
Hugh Edward Lincoln (Seal)
La Fay E. Gowan (Seal)
Mr. Philip J. Gowan (Seal)
Philip J. Gowan (Seal)

STATE OF ALABAMA,
JEFFERSON

COUNTY. I, the undersigned authority, in and for said County, in said State, hereby certify that
JACK A. GOWAN, HUGH EDWARD GOWAN, AN UNMARRIED MAN, AND JACK A. GOWAN, JR.
whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being in-
formed 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 27th day of February, 1981.

[Signature]

Notary Public.

STATE OF ALABAMA,

COUNTY. I, the undersigned authority, in and for said County, in said State, hereby certify that
on this day came before me the within named

known to me to be the wife of the within named
who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she
signed the same of her own free will and accord, without fear, constraints or threats on the part of the husband.

In Witness Whereof, I have hereunto set my hand and official seal, this

Notary Public.

STATE OF ALABAMA,

COUNTY. I, the undersigned authority, in and for said County, in said State, hereby certify that
on this day came before me the within named Marilyn Gowan

known to me to be the wife of the within named Jack A. Gowan Jr.
who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she
signed the same of her own free will and accord, without fear, constraints or threats on the part of the husband.

In Witness Whereof, I have hereunto set my hand and official seal, this 5th day of March, 1981.

[Signature]
6-24-82
My Commission Expires

Notary Public.

STATE OF ~~ALABAMA~~ FLORIDA

COUNTY. I, the undersigned authority, in and for said County, in said State, hereby certify that
LEFAY E. GOWAN, the wife of Jack A. Gowan
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being in-
formed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 2nd day of March, 1981.

[Signature]
Notary Public, State of Florida
My Commission Expires Feb. 11, 1982
Bonded by American Title & Guaranty Company

Notary Public.

STATE OF ALABAMA,

COUNTY. I, the undersigned authority, in and for said County, in said State, hereby certify that
whose name as President of the

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 the conveyance, he, as such officer, and with full authority, executed the same voluntarily for and as
act of said corporation.

Given under my hand and official seal, this

Notary Public.

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

at o'clock M., and was duly recorded

in Volume of Mortgages, at page

, and examined

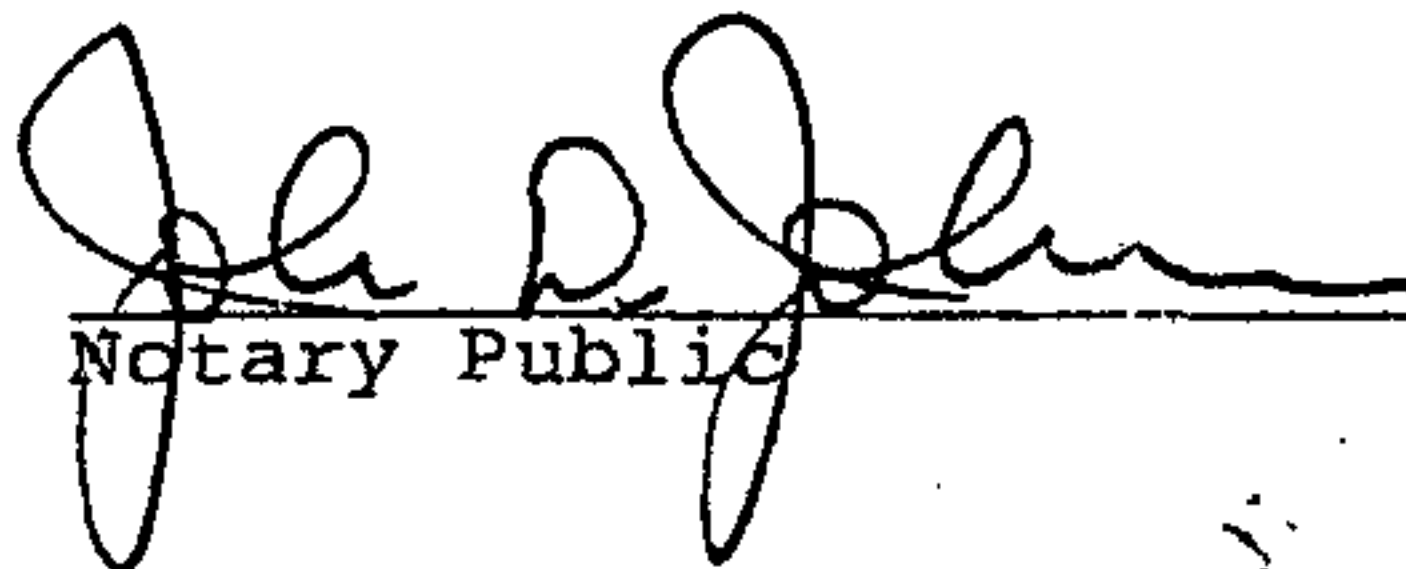
Judge of Probate.

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, in and for said County in said State, hereby certify that Marilyn Gowan, the wife of Jack A. Gowan, Jr., 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 10th day of March, 1981.


Notary Public

My commission expires: 2/28/82

[NOTARY MUST AFFIX SEAL]



A parcel of land located in the Northwest 1/4 of Section 6, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of said Northwest 1/4, thence in a Southerly direction along the East line of said 1/4 a distance of 446.20 feet to the Southeast Right of Way Line of Oak Mountain State Park Road, thence 53 degrees 05 minutes right in a Southwesterly direction, along said Right of Way, a distance of 1432.0 feet, thence 90 degrees left, in a Southeasterly direction, a distance of 193.71 feet, thence 5 degrees 02 minutes 30 seconds right, in a Southeasterly direction, a distance of 60.0 feet to the Southeasterly Right of Way Line of Office Park Drive, to the Point of Beginning, thence 90 degrees right, in a Southwesterly direction, along said Right of Way, a distance of 75.08 feet to the beginning of a curve to the left, said curve having a radius of 1009.94 feet and a central angle of 8 degrees 15 minutes, thence along arc of said curve a distance of 145.42 feet to end of said curve, thence continue along said Right of Way, in a Southwesterly direction, a distance of 86.86 feet to the beginning of a curve to the right, said curve having a radius of 639.57 feet and a central angle of 11 degrees 03 minutes, thence along arc of said curve in a Southwesterly direction, a distance of 123.35 feet, thence 66 degrees 13 minutes 30 seconds left, measured from tangent of said curve, in a Southeasterly direction, a distance of 383.68 feet, thence 119 degrees 44 minutes 30 seconds left, in a Northeasterly direction, a distance of 611.75 feet, thence 87 degrees 50 minutes left, in a Northwesterly direction, a distance of 338.17 feet, thence 89 degrees left, in a Southwesterly direction, along the Southeasterly Right of Way of said Office Park Drive, a distance of 4.29 feet to the Point of Beginning.

Less and except the following:

A parcel of land located in the NW 1/4 of Section 6, Township 20 South, Range 2 West, Shelby County, Alabama more particularly described as follows: Commence at the NE corner of said NW 1/4, thence in a Southerly direction along the East line of said 1/4 a distance of 446.20' to the SE right of way line of Oak Mountain State Park Road, thence 53°05' right in a Southwesterly direction along said right of way, a distance of 1432.0'; thence 90° left, in a Southeasterly direction a distance of 193.71'; thence 5°02'30" right, in a Southeasterly direction, a distance of 60.0' to the Southeasterly right of way line of Office Park Drive, thence 90°00' right in a Southwesterly direction, along said right of way a distance of 75.08' to the beginning of a curve to the left, said curve having a radius of 1009.94' and a central angle of 8°15' thence along the arc of said curve a distance of 145.42' to the end of said curve, thence continue along said right of way in a Southwesterly direction a distance of 86.86' to the beginning of a curve to the right, said curve having a radius of 639.57' and a central angle of 3°09'44", thence along the arc of said curve a distance of 35.30' for the point of beginning, thence continue along the arc of same curve having a radius of 639.57' and a central angle of 7°53'26" for a distance as measured along arc of 88.08'; thence turn an angle to the left of 62°16'47" as measured from the chord for a distance of 180.0'; thence turn an angle to the left of 109°24'16" for a distance of 146.63'; thence turn left an angle of 89°55'14" for a distance of 181.5' to the point of beginning. Containing .46 acres more or less.

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

1981 MAR 11 AM 10:28

James A. Shuler, Jr.
JUDGE OF PROBATE
mtg. 750.00
Rec. 10.50
Jud. 1.00
761.50

19810311000027740 Pg 6/6 .00
Shelby Cnty Judge of Probate, AL
03/11/1981 00:00:00 FILED/CERTIFIED