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This instrument was prepared by
(Name) Harrison, Conwill, Harrison & Justice
Attorneys at Law
P.O. Box 557
(Address) Columbiana, Alabama 35051

Jefferson Land Title Services Co., Inc.
318 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

(10-27-82) 235 page 47 Book Misc Assign see

MORTGAGE—

STATE OF ALABAMA
SHELBY **COUNTY** } **KNOW ALL MEN BY THESE PRESENTS: That Whereas,**

Line Fast Corporation, a corporation

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

Montevallo Industrial Development Board

(hereinafter called "Mortgagee", whether one or more), in the sum of Twenty-Five Thousand and no/100---------------------------------- **Dollars** (**$**25,000.00 plus interest as **), evidenced by** one promissory note of this date executed simultaneously herewith.

BOOK 417 PAGE 874

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,

Line Fast Corporation, a corporation

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 part of the Northern ½ of the Northwest ¼ of Section 2, Township 24 North, Range 12 East in Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of Section 2, Township 24 North, Range 12 East and run East along the Northern line of Section 2 (Freeman Base Line) a distance of 1365.74 feet to a point; thence 88 degrees 50 minutes 10 seconds right 267.28 feet to the point of beginning of the property being described herein; thence continue South along line last described for a distance of 466.97 feet; thence 69 degrees 55 minutes 49 seconds right 248.05 feet; thence 49 degrees 02 minutes right 264.28 feet to a point on the Eastern right-of-way line of the Industrial Park Road; thence 65 degrees 53 minutes 30 seconds right 184.64 feet along the Eastern right-of-way line to a point of curvature, with the curve being as described above; thence continue along this curve for a distance of 257.89 feet to a point of tangency; thence continue along this tangent a distance of 4.09 feet; thence 52 degrees 07 minutes right 353.35 feet to the point of beginning, containing 5.0 acres.
Situated in Shelby County, Alabama

See assign Misc Bk 56 pg 365 (#-2-54)

Subject to: 20 foot easement as shown on survey by Ben F. Carr, Jr., L.S. Ala Reg# 8434, dated August 27, 1981.

THIS IS A PURCHASE MONEY MORTGAGE.

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

Form ALA-35

Harris[redacted] & Conwill [redacted] [redacted]

To Have And [redacted] the above granted property unto the [redacted] ortgagee, Mortgagee's successors, hei[redacted] assigns forever; and for [redacted] ose of further securing the payment o[redacted] indebtedness, the undersigned agrees [redacted] 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

Line East Corporation

have hereunto set our signature and seal, this 30th day of October, 19 81.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1982 JAN 19 AM 10:38
JUDGE OF PROBATE

ATTEST:

Its

LINE EAST CORPORATION (SEAL)

(SEAL)

BY: (SEAL)

Its

(SEAL)

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THE STATE of

COUNTY

Rec 3.00
Ind 1.00
4.00

NO TAX COLLECTED

I, KURT BOWDEN, a Notary Public in and for said County, in said State, hereby certify that JOHN M. DiMARTINO

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 HAS executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of, DECEMBER, 19 81

KURT BOWDEN
NOTARY PUBLIC, State of New York
Suffolk County
Term Expires March 30, 1982

Notary Public.

THE STATE of NEW YORK
SUFFOLK COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that, John M. DiMartino & William B. Pike

whose name as President of Line Fast Corporation

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 30th day of October, 19 81.

Expiration Date 6/29/85 Gladys M. Nix, Notary Public

Return to:

TO

MORTGAGE DEED

Recording Fee $

Deed Tax $

This form furnished by

Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P.O. BOX 10481 • PHONE (205)-328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company