

This instrument was prepared by

(Name) Thomas A. Ritchie

(Address) 312 North 23rd Street

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,

(hereinafter called "Mortgagors", whether one or more) are justly indebted, to Farris Land Company, Inc.

(hereinafter called "Mortgagee", whether one or more), in the sum  
of One Hundred Thousand Dollars  
(\$ 100,000.00), evidenced by Real Estate Mortgage Note of even date herewith

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,

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:

Commence at the Northeast corner of the Southeast One-Quarter of the Northeast One-Quarter of Section 10, Township 21 South, Range 3 West; run thence in a Westerly direction along the North line of said Quarter-Quarter section for a distance of 793.55 feet to the point of beginning. From the point of beginning thus obtained, thence continue along last described course for a distance of 511.27 feet; thence turn an angle to the left of 90 degrees and run in a Southerly direction for a distance of 859.54 feet to a point on the Northerly right-of-way line of Shelby County Road No. 264; thence turn an angle to the left of 91 degrees, 41 minutes, 31 seconds and run in an Easterly direction along the Northerly line of said Shelby County Road No. 264 for a distance of 511.49 feet; thence turn an angle to the left of 88 degrees, 18 minutes, 29 seconds and run in a Northerly direction for a distance of 844.44 feet to the point of beginning. Said parcel containing 10 acres. This is a purchase money mortgage.

Mortgagee shall promptly release one (1) acre of land from the lien of this mortgage for each \$15,000.00 of principal paid toward the said indebtedness provided that all property released must be contiguous and mortgagee must have road and utility easements acceptable to mortgagee serving unleased property and adjacent property owned by Mortgagee.

Said property is warranted free from all incumbrances and is free from 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 Metro Group, Inc. and Werth Realty, Inc. through Robert C. Barnett, president of both Corporations.

have hereunto set their signatures and seal, this 4th day of October, 1983

Metro Group, Inc. (SEAL)  
By *[Signature]* (SEAL)  
Werth Realty, Inc. (SEAL)  
By *[Signature]* (SEAL)

THE STATE of

COUNTY }

I, , a Notary Public in and for said County, in said State, hereby certify that

whose name signed to the foregoing conveyance, and who known to me acknowledged before me on this day, that being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date. Given under my hand and official seal this day of 19 Notary Public.

THE STATE of Alabama

Jefferson COUNTY }

I, the undersigned , a Notary Public in and for said County, in said State, hereby certify that Robert C. Barnett

whose name as president of Metro Group, Inc., a corporation and of Werth Realty, Inc. 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 4th day of October, 1983

*[Signature]*, Notary Public

Return to: T. A. Ritchie  
312 North 23rd Street  
Birmingham, Alabama 35203  
Metro Group, Inc and Werth Realty, Inc.  
TO  
Farris Land Company, Inc.

MORTGAGE DEED

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

1983 OCT -7 AM 10:11

*[Signature]*  
JUDGE OF PROBATE

UTG TAX 150.00  
Rec 3.00  
Jud 1.00  
154.00

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

Birmingham, Alabama