

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.

The said indebtedness of \$ 945,000.00 which is secured hereby is being advanced by mortgagee to mortgagor in accordance with a construction loan agreement of even date herewith, the terms of which agreement are incorporated as a part hereof. In the event of default in the terms of said agreement, or any other contract or agreement between mortgagor and mortgagee, such default shall be an event of default entitling the mortgagee herein to foreclose this mortgage in accordance with the terms hereof.

EXHIBIT "A"

Handwritten:
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KAW

A parcel of land situated in the northeast quarter of Section 12, Township 19 South, Range 2 West, Shelby County, Alabama, which is known as Meadow Brook 12th Sector including sink holes, and being more particularly described as follows:

Begin at the southeast corner of the southeast quarter of the northeast quarter of said Section 12 and run thence N0°-32'-05"E along the east line of said quarter section for a distance of 940.68 feet; thence run N80°-52'-55"W for a distance of 385.22 feet; thence run N47°-20'-02"W for a distance of 60.00 feet; thence run N41°-23'-51"W for 710.55 feet; thence run N36°-03'-00"W for a distance of 280.00 feet; thence run N53°-03'-00"W for 526.18 feet; thence run N66°-56'-01"W for a distance of 115.88 feet; thence run N49°-03'-29"W for a distance of 345.48 feet; thence run N43°-27'-33"W for a distance of 441.95 feet; thence run N52°-19'-33"W for a distance of 126.99 feet; thence run S35°-56'-10"W for a distance of 258.57 feet; thence run S54°-03'-50"E for a distance of 52.37 feet; thence run S35°-56'-10"W for a distance of 165.01 feet; thence run S46°-14'-45"E for a distance of 262.68 feet; thence run S14°-08'-26"E for a distance of 270.00 feet; thence run S38°-30'-26"E for a distance of 85.00 feet; thence run S19°-38'-26"E for a distance of 222.00 feet; thence run S53°-38'-26"E for a distance of 80.00 feet; thence run S24°-38'-26"E for a distance of 350.00 feet; thence run S45°-08'-26"E for a distance of 120.00 feet; thence run S24°-06'-42"W for a distance of 190.64 feet; thence run S59°-13'-30"E for a distance of 163.07 feet; thence run S72°-13'-30"E for a distance of 56.98 feet; thence run N29°-46'-34"E for a distance of 12.86 feet; thence run S60°-13'-26"E for a distance of 60.00 feet; thence run S58°-14'-38"E for a distance of 152.09 feet; thence run N31°-24'-58"E for a distance of 12.54 feet; thence run S60°-05'-32"E for a distance of 244.62 feet to a point on a curve to the right, said curve having a central angle of 2°-12'-58" and a radius of 315.63 feet and being radial to the last call; run thence in a southwesterly direction along the arc of said curve for a distance of 12.21 feet to the end of said curve; thence run S57°-52'-34"E for a distance of 103.17 feet radial to said curve; thence run S37°-50'-02"E for a distance of 115.00 feet; thence run S60°-09'-58"W for a distance of 260.0 feet; thence run S77°-39'-58"W for a distance of 145.00 feet; thence run N87°-20'-02"W for a distance of 130.00 feet; thence run S2°-39'-58"W for a distance of 215.00 feet; thence run S87°-20'-02"E for a distance of 190.00 feet to the beginning of a curve to the left, said curve having a central angle of 6°-40'-15" and a radius of 673.35 feet; thence run in a northeasterly direction along the arc of said curve for a distance of 78.40 feet; thence run radial to said curve S3°-53'-45"E for 174.03 feet to a point on the south line of said northeast quarter of Section 12; thence run S87°-40'-08"E for a distance of 1324.03 feet to the point of beginning. Said parcel contains 65.952 acres, more or less.

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IN WITNESS WHEREOF, Meadow Brook Partnership, an Alabama General Partnership, by its authorized Partners, has executed these presents this 27th day of June, 1984.

~~IN WITNESS WHEREOF, Meadow Brook Partnership, an Alabama General Partnership, by its authorized Partners, has executed these presents this _____ day of _____, 1984.~~

MEADOW BROOK PARTNERSHIP, an
Alabama General Partnership

~~By: _____~~
By: H. M. Davis, Jr.
H. M. DAVIS, JR. - Partner

~~By: _____~~
By: Hamilton Perkins, Jr.
HAMILTON PERKINS, JR. - Partner

~~By: _____~~
By: John B. Davis
JOHN B. DAVIS - Partner (Seal)

~~By: _____~~
By: _____ (Seal)

~~By: _____~~
By: Kenneth B. Weygand
KENNETH B. WEYGAND - Partner (Seal)

~~By: _____~~
By: _____ (Seal)

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that HAMILTON PERKINS, JR., H. M. DAVIS, JR., JOHN B. DAVIS and KENNETH B. WEYGAND, whose names as Partners of Meadow Brook Partnership, an Alabama General Partnership, are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that being informed of the contents of said instrument, they, as such Partners, and with full authority, executed the same voluntarily for and as the act of said general partnership.

Given under my hand this the 27 day of June, 1984.

(SEAL)

Martina B. Mullins
NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES SEPTEMBER 16, 1987

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 JUN 29 AM 9:11

Thomas H. Henderson, Jr.
JUDGE OF THE COURT

Notary Fee - 1417.50
Rec 7.50
Int 1.00
1426.00

STATE OF ALABAMA,

COUNTY. I, the undersigned authority, in and for said County, in said State, hereby certify that

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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this

Martina B. Mullins

Notary Public.

MY COMMISSION EXPIRES SEPTEMBER 16, 1987

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 the act of said corporation.

Given under my hand and official seal, this

Martina B. Mullins

Notary Public.

DONOVAN & HOFFMAN, P.C.
SUITE 339 RAMSAY BUILDING
1608 - 13TH AVENUE, SOUTH
BIRMINGHAM, ALABAMA 35205

TO

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 _____, 19__

at _____ o'clock _____ M., and was duly recorded

in Volume _____ of Mortgages, at page

_____ and examined.

Judge of Probate.

1608 13th Ave So
Birmingham, AL 35205
H. Donovan