

MORTGAGE

THE STATE OF ALABAMA
 Dallas and Shelby and
Chilton COUNTY

KNOW ALL MEN BY THESE PRESENTS: That whereas

Millard Reynolds and his wife, Betty Jean Reynolds

become justly indebted to BRENT BANKING COMPANY of Brent, Alabama, its successors and assigns, hereinafter called the Mortgagee, in the principal sum of

One Hundred Forty-eight thousand and five hundred----- (\$ 148,500.00) Dollars, with interest thereon, as evidenced by a negotiable note of even date herewith,

payable in one (1) installment due February 1, 1985, in accordance with terms and conditions of said note.

NOW, THEREFORE, In consideration of the premises and in order to secure the payment of said indebtedness and any renewal or extensions of same and any other indebtedness now or hereafter owed by Mortgagors to Mortgagee (except Mortgagors' home shall not secure any such other indebtedness incurred for personal, family, or household purposes unless Mortgagee provides Mortgagors with any notice of right of rescission required by applicable law for such transaction) and compliance with all of the stipulations hereinafter contained, the said

Millard Reynolds and his wife, Betty Jean Reynolds (hereinafter called Mortgagors) do hereby grant, bargain, sell and convey unto the said Mortgagee the following described real estate situated in Dallas & Shelby County, State of Alabama, viz:

As shown by and set forth in Exhibit A, Exhibit B and Exhibit C hereto attached and herewith made a part hereof as fully and completely as if set out in full herein with leave of reference as may be desired. Said Exhibits describe real estate located in Dallas County, Shelby County and Chilton County, Alabama, and consist of two pages.

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together with all rents and other revenues thereof and all rights, privileges, easements, tenements, interests, improvements and appurtenances thereunto belonging or in any wise appertaining, including any after-acquired title and easements and all rights, title and interest now or hereafter owned by the Mortgagors in and to all buildings and improvements, storm and screen windows and doors, gas, steam, electric and other heating, lighting, ventilating, air conditioning, cooking apparatus, carpets, elevators, fencing, antennas, plumbing, sprinkling, and other equipment and fixtures attached or appertaining to said premises, all of which (hereinafter designated as the mortgaged property) shall be deemed realty and conveyed by this mortgage.

TO HAVE AND TO HOLD the same and every part thereof unto the Mortgagee, BRENT BANKING COMPANY, its successors and assigns forever.

And for the purpose of further securing the payment of said indebtedness the mortgagors covenant and agree as follows:

1. That they are lawfully seized in fee and possessed of said mortgaged property and have a good right to convey the same as aforesaid, that they will warrant and forever defend the title against the lawful claims of all persons whomsoever, and that said property is free and clear of all encumbrances, easements and restrictions not herein specifically mentioned. Subject to mortgage in favor of W. E.

Belcher Lumber Company dated May 11, 1970, and recorded in Mortgage Book 313 at Page 939 in the Shelby County Probate Office and in Mortgage Book 649 at Page 217 in the Dallas County Probate Office.

2. That they will pay all taxes, assessments, or other liens taking priority over this mortgage when imposed legally upon said mortgaged property and should default be made in the payment of same, or any part thereof, said Mortgagee may pay the same.

3. That they will keep the buildings on said premises continuously insured in in such amounts, in such manner and in such companies as may be satisfactory to the Mortgagee against loss by fire and such other hazards as Mortgagee may specify, with loss, if any, payable to said Mortgagee, and will deposit with Mortgagee policies for such insurance and will pay premiums therefor as the same become due. Mortgagors shall give immediate notice in writing to Mortgagee of any loss or damages to said premises caused by any casualty. If Mortgagors fail to keep said property insured as above specified, the Mortgagee may insure said property against loss by fire and other hazards for the benefit of the Mortgagee. The proceeds of such insurance shall be paid by insurer to Mortgagee which is hereby granted full power to settle and compromise claims under all policies and to demand, receive and receipt for sums becoming due thereunder; said proceeds, if collected, to be credited on the indebtedness secured by this mortgage, less cost of collecting same, or to be used in repairing or reconstructing the premises as the Mortgagee may elect; all amounts so expended by said Mortgagee for insurance or for the payment of taxes, assessments or any other liens shall become a debt due said Mortgagee additional to the indebtedness herein described and at once payable without demand upon or notice to any person, and shall be secured by the lien of this mortgage and shall bear interest at the highest legal rate 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.

4. To take good care of the mortgaged property 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 it now is, reasonable wear and tear alone excepted.

5. 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 the right to exercise such option or to declare such forfeiture either as to past or present default on the part of said Mortgagors, and that the procurement of insurance or payment of taxes by the Mortgagee shall not be taken or deemed as a waiver of the right to declare the maturity of the indebtedness hereby secured by reason of the failure of the Mortgagors to procure such insurance or to pay such taxes, it being agreed that no terms or conditions contained in this mortgage can be waived, altered, or changed except as evidenced in writing signed by the Mortgagors and by the Mortgagee.

6. That they will well and truly pay and discharge any indebtedness hereby secured as it shall become due and payable including the note or notes above

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1970 MAY 11

described, any renewals or extensions thereof, and any other notes or obligations of Mortgagors to Mortgagee whether now or hereafter incurred.

7. That after any default on the part of the Mortgagors, the Mortgagee shall, be entitled as a matter of right, without notice to any party, be a receiver of the rents, issues and profits of said premises, with power to lease and control the said premises and with such other powers as may be deemed necessary, and that a reasonable attorney's fee shall, among other expenses and costs, be fixed, allowed and paid out of such rents, issues and profits or out of the proceeds of the sale of said mortgaged property.

8. That all the covenants and agreements of the Mortgagors herein contained shall extend to and bind their heirs, executors, administrators, successors and assigns, and that such covenants and agreements and all options, rights, privileges and powers herein given, granted or secured to the Mortgagee shall inure to the benefit of the heirs, successors or assigns of the Mortgagee.

9. That the indebtedness 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 or laws of the United States relating to liens of mechanics and materialmen or taxes, without regard to the 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.

10. Transfer of the Property; Assumption. If all or any part of the mortgaged property or an interest therein is sold or transferred by Mortgagors without Mortgagee's prior written consent, excluding (a) the creation of a lien or encumbrance subordinate to this Mortgage, (b) the creation of a purchase money security interest for household appliances, (c) a transfer by devise, not containing an option to purchase, Mortgagee may, at Mortgagee's option, declare all the sums secured by this Mortgage to be immediately due and payable. Mortgagee shall have waived such option to accelerate if, prior to the sale or transfer, Mortgagee and the person to whom the mortgaged property is to be sold or transferred reach agreement in writing that the credit of such person is satisfactory to Mortgagee and that the interest payable on the sums secured by this Mortgage shall be at such rate as Mortgagee shall request.

If Mortgagee exercises such option to accelerate, Mortgagee shall mail Mortgagors notice of acceleration. Such notice shall provide a period of not less than 30 days from the date the notice is mailed within which Mortgagors may pay the sums declared due. If Mortgagors fail to pay such sums prior to the expiration of such period Mortgagee may, without further notice or demand on Mortgagors, invoke any remedies permitted hereunder.

11. Plural or singular words used herein to designate the undersigned Mortgagors shall be construed to refer to the maker or makers of this mortgage, whether one or more persons or a corporation.

UPON CONDITION, HOWEVER, that if the Mortgagors shall well and truly pay and discharge the indebtedness hereby secured, (which in addition to the principal sum with interest, set forth above shall include payment of taxes and insurance, the satisfaction of prior encumbrances and any other indebtedness owed to the Mortgagee by the Mortgagors as it shall become due and payable and shall in all things do and perform all acts and agreements by them herein agreed to be done according to the tenor and effect hereof, then and in that event only this conveyance shall be and become null and void; but should default be made in the payment of the indebtedness hereby secured or any renewals or extensions thereof or any part thereof or should any interest thereon remain unpaid at maturity, or should default be made in the repayment of any sum expended by said Mortgagee under the authority of any of the provisions of this mortgage or should the interest of said Mortgagee in said property become endangered by reason of the enforcement of any lien or encumbrance thereon so as to endanger the debt hereby secured, or should a petition to condemn any part of the mortgaged property be filed by any authority having power of eminent domain, or should any law, either federal or state, be passed imposing or authorizing the imposition of a 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 charged against the owner of this 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 or should the Mortgagors fail to do and perform any other act or portion or part of same may not as said date have

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been paid, with interest thereon, shall at once become due and payable and this mortgage subject to foreclosure at the option of the Mortgagee, notice of the exercise of such option being hereby expressly waived; and the Mortgagee shall have the right to enter upon and take possession of the property hereby conveyed and after or without taking such possession to sell the same before the County Court House door in Dallas County, Shelby County and/or Chilton County

County, Alabama at public outcry for cash, after first giving notice of the time, place and terms of such sale by publication once a week for three consecutive weeks prior to said sale in some newspaper published in said County, and upon the payment of the purchase money the Mortgagee, or owner of the debt and mortgage, or auctioneer, shall execute to the purchaser for and in the name of the mortgagors a good and sufficient deed to the property sold; the Mortgagee shall 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 encumbrances, with interest thereon; third, to the payment in full of the principal indebtedness hereby secured 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 date of sale; and fourth, the balance, if any, to be paid over to the said Mortgagors or to whomever then appears of record to be the owner of said property. The Mortgagee may bid and become the purchaser of the mortgaged property at any foreclosure sale thereunder.

IN WITNESS WHEREOF, we have executed this mortgage under seal this the 30th day of August, 1984.

William Reynolds (Seal)
William Reynolds (Seal)
____ (Seal)

This instrument was prepared by:

NAME Brent Banking Company
ADDRESS Brent, Al. 35034

SOURCE OF TITLE

CERTIFICATE

State of Alabama §
Bibb County §

In compliance with Act #671, Acts of Alabama, Regular Session, 1977, the owner of this mortgage hereby certifies that the amount of indebtedness presently incurred is \$148,500.00 upon which the mortgage tax of \$222.75 is paid herewith and owner agrees that no additional or subsequent advances will be made under this mortgage unless the mortgage tax on such advances is paid into the appropriate office of the Judge of Probate of Dallas, Shelby & Chilton County, Alabama, no later than each September hereafter or an instrument evidencing such advances is filed for record in the above said office and the recording fee and tax applicable thereto paid.

Mortgagee: BRENT BANKING COMPANY

By James W. Conroy
Executive Vice President
Title

THE STATE OF ALABAMA,
COUNTY.

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Millard Reynolds & wife, Betty Jean Reynolds whose name(s) are signed to the foregoing conveyance and whose name(s) are known to me, acknowledged before me on this day that, being informed 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 30th day of August, 19 84.

Carolyn Talbot
Notary Public

THE STATE OF ALABAMA,
COUNTY.

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____ whose name(s) as partner(s) signed to the foregoing conveyance and whose name(s) _____ known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, _____ as such partner and with full authority, executed the same voluntarily for and as the act of said partnership, on the day the same bears date.

Given under my hand and official seal, this _____ day of _____, 19____.

Notary Public

THE STATE OF ALABAMA,
COUNTY.

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____ and _____ whose names as _____ and _____, of _____, a corporation, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal, this _____ day of _____, 19____.

Notary Public

EXHIBIT A

The following described lands are situated in Dallas County, Alabama:

Farm No. 20 and Farm No. 21 of Lakeland Farms, as particularly shown by Map recorded in Map Book 2 at Page 4, in the Probate Office of Dallas County, Alabama; LESS AND EXCEPT the following: That part of Farm 20 according to the map of Lakeland Farms recorded in Map Book 2, at Page 4, in the Probate Office of Dallas County, Alabama, that is particularly described as follows: Beginning at the Southeast corner of said Farm 20, thence run in a Northwesterly direction along the South line of said Farm for 490 feet, thence run at right angles in a Northeasterly direction for 210 feet, thence run at right angles in a Southeasterly direction and parallel to the South line of said Farm 20 for 392.8 feet to the East line of Farm 20, thence run South along said line for 231.4 feet to the point of beginning; said described lot contains 2.13 acres, more or less and lies in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 32, Township 18 North, Range 11 East, Dallas County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

EXHIBIT B

The following described lands are situated in Shelby County, Alabama:

All that part of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 7, Township 24, Range 14 East described as follows: Beginning at the Southwest corner of Said Section 7 and then East along the South line of said Section 7 to the East line of said Southwest Quarter of Southwest Quarter of said Section 7, thence West along said East line 726 feet, thence West and parallel with the South line of said Section 7 to the West line of said Section 7, thence South along the West line of said Section 7, 726 feet to the point of beginning containing 22 acres more or less, and situated in Shelby County, Alabama.

AND ALSO: Begin at a point 35 feet North of center of Southern R.R. track and 318 feet East of Montgomery Highway right of way and run in a Northwesterly direction 100 feet, thence in a Southwesterly direction 20 feet, thence in a Southeasterly direction 100 feet, thence in an Easterly direction to point of beginning. Said lot being in Block 8, Dunstons map of Calera, also known as old bakery lot and fronting Southern R. R. 20 feet. A lot in Town of Calera, Alabama.

AND ALSO: Begin at the Southeast corner of Block 8, Dunstons map of Calera, at the intersection of the right of way of Southern R. R. and right of way of the L & N R. R. and run along the right of way of L & N R. R. 100 feet, more or less, thence in a Southwesterly direction 75 feet, more or less, thence in a Southeasterly direction 100 feet, more or less to right of way of Southern R. R., thence East along said right of way to point of beginning. Said lot fronting Southern R. R. 43 feet. A lot in Town of Calera, Alabama.

Together with all improvements thereon.

EXHIBIT C

The following described lands are situated in Chilton County, Alabama:

Three and six-tenths (3-6/10) acres of land lying partly in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 28, Township 21 N, Range 12 East and partly in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 29, Township 21 N, Range 12 East, Chilton, County, Alabama on East side of University Highway; more particularly described as follows:

From Highway marker 1768 on East side of University Highway measure N 31 degrees 26 minutes West along said side of University Highway eighty-two (82) feet to arrive at iron pin point of beginning for the within conveyance, turn one hundred forty-three degrees and twenty four minutes angle to right and run along the North boundary line of the Clanton Highway, as now staked out, the distance of three hundred and fifty-two and six-tenths (352-6/10) feet to iron pin, run thence North 31 degrees 26 minutes West parallel with East boundary line of the University Highway eight-hundred eighty-three and three tenths (883-3/10) feet to iron pin at Northeast corner of the within conveyance, run thence Southerly at right angle two hundred and ten (210) feet to iron pin on East boundary line of University Highway at Northwest corner of the within conveyance, run thence at right angle South 31 degrees 26 minutes East along the East boundary line of University Highway six hundred (600) feet to point of beginning and containing in all, three and six-tenths (3-6/10) acres, more or less, and lying and being situated partly in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 28, Township 21 N, Range 12 East and partly in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 29, Township 21N, Range 12 East, Chilton County, Alabama. (EXHIBIT C CONTINUED TO NEXT PAGE)

EXHIBIT C (continued)

ALSO:
PARCEL I: East Half of Southeast Quarter of SEction 28, Township 20, Range 11;
Northeast Quarter of Northeast Quarter, Section 33, Township 20, Range 11;
Northwest Quarter of Southwest Quarter, Section 27, Township 20, Range 11.
Lying and being situated in Chilton County, Alabama.

PARCEL II: East Half of Southeast Quarter, SEction 24, Township 20, Range 11;
4 acres in Southwest corner of Southwest Quarter of Northwest Quarter, Section
19, Township 20, Range 12; 10 acres in the Northwest corner of Northwest Quarter
of Southwest Quarter, Section 19, Township 20, Range 12; 2 acres in the
Northwest Corner of the Southwest Quarter of Northwest Quarter of Southwest
Quarter, Section 19, Township 20, Range 12; all lying and being situated in
Chilton County, Alabama.

SIGNED FOR IDENTIFICATION:

Millard Reynolds
MILLARD REYNOLDS

Betty Jean Reynolds
BETTY JEAN REYNOLDS

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STATE OF ALA. CHILTON CO.

1984 SEP 19 AM 10:47

U.C.C. FILE NUMBER OR
REC. NO. & PAGE AS SHOWN ABOVE

STATE OF ALA. CHILTON CO.
INSTRUMENTS
1984 OCT 12 PM 12:11
Chilton Co.

RECORDING FEES

Recording Fee	\$ 17.50
Index Fee	1.00
TOTAL	\$ 18.50

Jay 222.75
Rec. 17.50