

This instrument was prepared by

(Name) ¹⁷⁰ JAMES E. ROBERTS, ATTORNEY

(Address) 2230 THIRD AVENUE NORTH, BIRMINGHAM AL 35203

Form 1-1-22 Rev. 1-44

MORTGAGE—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY JEFFERSON

} KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Bobby Klinner, a married man and Timothy W. McCollum, an unmarried man
(hereinafter called "Mortgagors", whether one or more) are justly indebted, to

I-65 Investment Properties, a general partnership

(hereinafter called "Mortgagee", whether one or more), in the sum
Dollars

of Eighteen Thousand and No/100
(\$18,000.00), evidenced by real estate mortgage note of even date

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,
Bobby Klipner and Timothy W. McCollum

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 parcel of land situated in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 32, Township 21 South, Range 2 West, Shelby County, Alabama, west of Shelby County Road #87 and being more particularly described as follows: Commence at the Northwest corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 32; thence east along and with the North line of said Section 32 for 206.25 feet to the point of beginning; thence continue along and with the North line of said Section 32 for 215.76 feet to a point on the westerly right of way margin of Shelby County Road #87; thence with a deflection of 63 degrees 28' 12" right, along and with said margin 48.16 feet to a point and the beginning of a curve to the right; thence with a deflection of 02 degrees 00' 00" right to chord continue along and with said margin and along the arc of said curve (curve having a central angle of 04 degrees 00' 00", a radius of 1352.39 feet, and a chord length of 94.40 feet) 94.42 feet to a concrete monument found; thence with a deflection from chord of 7 degrees 52' 09" left, along and with said margin 97.18 feet to a concrete monument found and the beginning of a curve to the right; thence with a deflection of 17 degrees 05' 46" right to chord, continue along and with said margin and along the arc of said curve (curve having a central angle of 06 degrees 27' 08", a radius of 1372.39 feet, and a chord length of 154.47 feet) 154.55 feet to a point; thence with a deflection of 105 degrees 18' 12" right, 369.30 feet to a point; thence with a deflection of 90 degrees 00' 00" right 360.00 feet to the point of beginning, forming a closing angle of 90 degrees 00' 00".

SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE MORTGAGORS OR THEIR SPOUSES.

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

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

Bobby Klinner and Timothy W. McCollum

have hereunto set signature and seal, this 20th day of February, 19 85.

(SEAL)
Bobby Klinner
BOBBY KLINNER (SEAL)
Timothy W. McCollum
TIMOTHY W. MCCOLLUM (SEAL)

THE STATE of ALABAMA
JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bobby Klinner and Timothy W. McCollum

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, and the same bears date. Given under my hand and official seal this 20th day of February 1985. MY COMMISSION EXPIRES FEBRUARY 16, 1987

THE STATE of COUNTY }

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

whose name as of 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 day of 19

Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT FILED
1985 MAR -4 PM 1:38
JUDGE OF PROBATE

MORTGAGE DEED

RECORDING FEES	
Mortgage Tax	\$ 27.00
Deed Tax	
Mineral Tax	
Recording Fee	5.00
Index Fee	1.00
TOTAL	\$ 33.00

THIS FORM FROM
Lawyers Title Insurance Corporation
Title Guaranty Division
TITLE INSURANCE - ABSTRACTS
Birmingham, Alabama

Return to: JAMES C. ROBERTS, ATTORNEY
2230 - 3RD AVENUE, NORTH
BIRMINGHAM, ALABAMA 35203

TO