

This instrument was prepared by

(Name) Jane M. Martin Asst. V. P. Loan Admn. ✓ Shelby State Bank

(Address) P. O. Box 216 Pelham, Alabama 35124

Form 1-1-22 Rev. 1-44

MORTGAGE—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY Shelby

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Montevallo Auto Parts, Inc.

(hereinafter called "Mortgagors", whether one or more) are justly indebted, to Shelby State Bank, an Alabama Banking Corporation

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

of Ten Thousand and no/100-----
(\$ 10,000.00), evidenced by it's 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, Montevallo Auto Parts, Inc.

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:

Begin at the center of Section 3, Township 24 North, Range 12 East and run South 89 degrees 15 minutes West a distance of 900.0 feet; thence North 19 degrees 45 minutes West 557.0 feet; thence North 17 degrees 30 minutes West 231.8 feet to North boundary of Highway 25; thence North 71 degrees 34 minutes East along Highway right of way a distance of 338.3 feet to the arc of a curve turning to the right and forming a portion of the North boundary of said Highway and said arc being subtended by a cord bearing North 85 degrees 53 minutes East and having a length of 512.3 feet; thence along said arc 332.7 feet to the point of beginning; thence along same arc 185.0 feet, thence North 04 degrees 09 minutes East 17.45 feet to the intersection with a curve forming the South boundary of Middle Street Viaduct, the arc of said curve is subtended by a cord bearing North 64 degrees 33 minutes West and having a length of 237.5 feet; thence along said arc a distance of 237.6 feet to an intersection with arc of a curve forming a portion of the South boundary of Southern Railroad, said arc is subtended by a cord bearing South 70 degrees 43 minutes West and having a length of 244.2 feet; thence in a Southerly direction a distance of 113 feet to the point of beginning. Situated in Shelby County, Alabama.

This is a First Mortgage

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 Mortgagee 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 Montevallo Auto Parts, Inc.

have hereunto set it's signature and seal, this 18TH day of March, 19 85

Montevallo Auto Parts, Inc. (SEAL)

By:

Ovid Merchant (SEAL)

(SEAL)

(SEAL)

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THE STATE of

COUNTY

, a Notary Public in and for said County, in said State,

I, hereby certify that

whose name signed to the foregoing conveyance, and who that being informed of the contents of the conveyance Given under my hand and official seal this

known to me acknowledged before me on this day, executed the same voluntarily on the day the same bears date. day of , 19 Notary Public.

THE STATE of Alabama

Shelby COUNTY

I, the undersigned

hereby certify that Ovid Merchant

, a Notary Public in and for said County, in said State,

whose name as President

of Montevallo Auto Parts, Inc. 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 18TH day of March

Notary Public

James H. [Signature]

Return to: Montevallo Auto Parts, INC.

TO

Shelby State Bank
P. O. Box 216
Pelham, Alabama 35124

MORTGAGE DEED

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

1985 MAR 21 AM 9:17

James H. [Signature]
JUDGE OF PROBATE

NOTAX 15.00
Rec 5.00
Jud 1.00
21.00

THIS FORM FROM
Buyers Title Insurance Corporation
Title Guaranty Division
TITLE INSURANCE - ABSTRACTS

Birmingham, Alabama