

1447
This instrument was prepared by

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Form 1-1-22 Rev. 1-66

MORTGAGE-LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Crossroads Auto Sales, Inc., an Alabama corporation,

(hereinafter called "Mortgagors", whether one or more) are justly indebted, to

Leroy S. Blankenship

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

of One Hundred Thirty Thousand and no/100
(\$ 130,000.00), evidenced by one Real Estate Mortgage Note of this date in the amount of
\$130,000.00, together with interest upon the unpaid portion thereof from date, at the
rate of 10% per annum, in monthly installments of \$1717.96, payable on the 17th
day of each month after date, commencing October 17, 1987, until said sum is
paid in full.

In the event the debtor (mortgagor) becomes as much as two payments in arrears, it is
understood in advance that the mortgagee will accelerate the note and will foreclose
the mortgage.

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,

Crossroads Auto Sales, Inc., an Alabama corporation,

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:

From the Northwest corner of NE 1/4 of the NW 1/4, Section 13, Township 20
South, Range 3 West, Shelby County, Alabama, as beginning point; run along
the West 1/4-1/4 line South 00 deg. 21 min. East for 343.2 feet to a point
on the Westerly right of way line of U.S. Highway No. 31; thence run along
said highway right of way line North 26 deg. 22 min. 43 sec. East for
383.08 feet to a point on the North 1/4-1/4 line; thence run West along said
1/4-1/4 line for 172.3 feet, back to beginning point. Situated in Shelby
County, Alabama.

Subject to utility easements and road rights of way of record, and

Subject to:

Transmission line permits to Alabama Power Company as recorded in Deed Book 101,
page 514, and in Deed Book 170, page 264 in the Probate Office of Shelby County,
Alabama.

This is a Purchase Money Mortgage.

Privilege to prepay the indebtedness secured by this mortgage, in whole or in part,
is reserved to the Mortgagor without penalty, accrued interest being due and payable
only on the unpaid principal balance to the date of prepayment and thereafter interest
shall be due and payable only on the unpaid principal balance.

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 CrossroadsAuto Sales, Inc., by its President who is authorized to execute this instrument, has hereto set its signature and seal on this

17th day of September, 1987.

have hereunto set _____ signature _____ and seal, this _____ day of _____, 19____

CROSSROADSAUTO SALES, INC. (SEAL)

By Thomas M. Trussell (SEAL)

Its President

Thomas Michael Trussell (SEAL)

(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

SHELBY

COUNTY }

I, the undersigned

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

hereby certify that THOMAS MICHAEL TRUSSELL

whose name as President

of CrossroadsAuto Sales, Inc., an Alabama

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 17th day of September, 1987

Notary Public

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

1987 SEP 18 AM 8:22

Judge of Probate

MORTGAGE DEED

TO

1. Deed Tax \$

2. Mtg. Tax 195.00

3. Recording Fee 5.00

4. Indexing Fee 1.00

TOTAL

201.00

THIS FORM FROM
Lawyers Title Insurance Corporation

Title Guarantee Division

TITLE INSURANCE - ABSTRACTS

Birmingham, Alabama