

1980

The Peoples Bank of Alabama
North Branch
P. O. Box 157
Woodstock, Ala. 35188

STATE OF ALABAMA

Bibb COUNTY

Know all men by these presents: That whereas, the undersigned,

Mulkin Enterprises, Inc. (herein called debtor) is

justly indebted to The Peoples Bank of Alabama,

a corporation (herein called mortgagee) in the sum of THREE HUNDRED NINETY SIX THOUSAND
AND NO/100----- DOLLARS

for money loaned, receipt of which sum is hereby acknowledged, which sum bears interest from date
prime + 1.5% over as per Southtrust Bank of Alabama
at per cent per annum, interest payable as scheduled below, said

principal and interest being evidenced by waive promissory note of debtor, due and payable at

The Peoples Bank of Alabama as follows:

This mortgage is due and payable on August 6, 1989.

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And whereas, it was agreed at the time said debt was incurred that said note should be given and secured in prompt payment at maturity respectively by this instrument, now, therefore, in consideration of the premises and one dollar paid to the undersigned on the delivery of this instrument, and in further consideration of said indebtedness, and in order to secure the prompt payment of the same, as it respectively matures and the prompt payment of any and all other debts debtor may now owe or hereafter owe mortgagee before the principal debt has been paid, and to secure the faithful performance of all promises and agreements herein made, Mulkin Enterprises, Inc.

(herein called mortgagor),
do hereby grant, bargain, sell and convey to The Peoples Bank of Alabama, a corporation, (herein called mortgagee)
its successors and assigns, the following described real estate in
Shelby County, Alabama to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREBY BY REFERENCE
AS IF THE SAME WERE FULLY SET OUT HEREIN VERBATIM.

OUR SECURITY INTEREST ALSO INCLUDES, BUT IS NOT LIMITED TO, ALL
MERCHANTABLE TIMBER AND APPURTENANCES LOCATED THEREON.

all of which property is hereby warranted to belong to mortgagors
in fee simple and is also warranted free from all incumbrance and against any adverse claims, except this mortgage.

Together with, all and singular, the tenements, hereditaments and appurtenances and rents, issues and profits thereon. To have and to hold, the above granted premises unto mortgagee, its successors and assigns forever. Now, therefore, for the purpose of further securing the payment of all of said indebtedness debtor do hereby agree to pay and discharge, when due, all liens and other charges against said property and all taxes or assessments of any and all kind when imposed legally upon said property, and if debtor s fail to pay and discharge, when due, all such liens and charges and said taxes and assessments, then mortgagee may at its option pay the same, and all amounts so expended by mortgagee together with all sums expended by mortgagee in protection of security hereof, or enforcing any rights accruing hereunder, shall become a debt of debtor to mortgagee due forthwith, and shall be covered and secured by this mortgage and bear interest from date of payment by mortgagee.

Upon condition, however, that if debtor shall faithfully keep and perform each of the promises and agreements herein made and shall pay said note promptly at maturity respectively, and pay all other debts which debtor now owes or may incur to mortgagee before the principal debt has been paid, at maturity, then this conveyance to be null and void; but should default be made in the payment of any sum lawfully expended hereunder by mortgagee or should any debt hereby secured, remain unpaid, as and when the same matures, or should default be made in any other agreement contained in this instrument, then in any one of said events, mortgagee shall have the right then and at any time thereafter during any default hereunder to declare the whole of the indebtedness hereby secured to be immediately due and payable, and foreclose this mortgage, sell said property and execute title to the purchaser, selling same in parcels or as a whole as mortgagee may see fit. Sale hereunder shall be made in front of the Court House of Shelby County, Alabama, at public outcry to the highest bidder for cash, after giving notice of the time, place and terms of sale, together with a description of the property to be sold, by publication once a week for three successive weeks in some newspaper published in Shelby County, Alabama or by proceedings in court, as mortgagee or assigns may elect.

The proceeds of sale, whether such sale is made under power of sale herein given or by order of court, shall be applied as follows: First, all lawful costs and expenses of suit, foreclosure, sale and conveying, including such reasonable attorney's fees therefor and for collection of indebtedness hereby secured as may be incurred; Second, to the payment of any amounts that may have been expended by mortgagee in paying insurance, assessments, taxes and other incumbrances, with interest thereon; Third, to the payment of the principal indebtedness hereby secured, together with the then earned interest thereon; and Fourth, to the payment of all other lawful debts hereby secured, the balance, if any, to be turned over to mortgagors or assigns.

Mortgagee its successors or assigns, or any of them, may at any sale hereunder or at any sale made under order of decree of Court, bid for and purchase said property the same as a stranger to this instrument, and mortgagee or assigns or the attorney or auctioneer making the sale or any agent or representative of mortgagee or assigns is hereby authorized to execute title to the purchaser. Debtor do s further agree to pay such reasonable attorney's fees as may be incurred by mortgagee or its successors or assigns, for the foreclosure of this mortgage, whether under the power of sale herein or by suit, all such fees to be a part of the debt hereby secured, whether incurred under the power of sale herein contained or in court proceedings.

Any mortgages or liens now held or owned by mortgagee on said property as security for any part of the debt hereby secured are reserved in full force for the payment of same in addition to this mortgage.

This mortgage shall also secure any renewal or renewals, extension or extensions of the debt or any unpaid portion of the same hereby secured, notwithstanding the same may, from time to time, be extended or evidenced by other notes given by debtor its heirs or assigns and accepted by mortgagee or assigns, and whether such renewals be secured by additional mortgage or security or not, so long as said notes evidence the same debt or any portion of the same hereby secured. It is further agreed that no defect or irregularity in any sale hereunder or in the notice of such sale shall in any way affect or impair such sale or notice, but to the contrary, all such defects and irregularities are hereby waived. It is further agreed that the taking of additional security shall not affect or impair this mortgage or its lien.

If default is made hereunder and said note or notes, principal or interest, or any one or more of them placed in the hands of any attorney for collection, the debtor agree s to pay all such reasonable attorney's fees as may be incurred in the collection, whether same be made by suit, foreclosure, or otherwise, and such fees shall become a part of the debt hereby secured.

As against debts hereby secured debtor waive all rights of exemption as to personal property under the Constitution and Laws of Alabama and every other state.

Failure to pay any sum, debt, installment, or note secured hereby promptly when due shall, at the option of mortgagee and upon written declaration of such default, render all sums, installments and notes then unpaid, whether due or not, due and payable forthwith and immediately and suit may be filed or foreclosure had as to the full amount and as to all sums secured by this mortgage.

It is further agreed by the parties hereto that debtor will, during the time this mortgage remains unsatisfied keep the buildings on said property insured in some standard insurance company against all damages by fire and extended coverage for the benefit of mortgagee as mortgagee's interest may appear, in the sum of not less than unpaid balance on note

Dollars, to be shown by a New York Standard Mortgage clause attached to said policies, which shall be delivered to mortgagee and debtor will promptly pay all premiums becoming due on same. And it is further agreed that if debtor herein fails to pay said insurance premiums due on said policies, then mortgagee herein is hereby given the right to pay said premiums, and such sums so paid by mortgagee herein are to become an additional indebtedness secured by this mortgage, such insurance policies to be left with mortgagee, otherwise mortgagee may take out such insurance at the cost of undersigned and premiums therefor shall be debt secured hereby. Undersigned hereby covenant to defend the title and possession of the above property against all claims and demands of all persons whomsoever and further agree to pay all expenses incurred in defending or protecting, or attempting to protect or defend the possession or title to the property herein mortgaged, including all reasonable attorney's fees, and all such expenses and attorneys' fees are, and are to be, a part of the indebtedness hereby secured.

Mortgagor covenants and warrants with and to Mortgagee its successors and assigns that mortgagor is or are the owner or owners in fee simple of the property herein described, that said property is free from all mortgages, liens or other encumbrances, that mortgagor has the right to execute this mortgage and convey this property according to the terms of this mortgage, and that mortgagor will, in case of foreclosure, forever protect and de-

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STATE OF ALABAMA, _____ COUNTY.

STATE OF ALABAMA, _____ COUNTY.

PRESS PRINT - CENTREVILLE, ALA.

MORTGAGE

GIVEN BY

TO

Date _____, 19____

Amount \$ _____

STATE OF ALABAMA

County _____

I hereby certify that the within instrument was
filed in my office for record on the _____ day
of _____, 19____, at _____ o'clock _____
and recorded in Mortgage Book _____

page _____, and I do hereby certify that
the privilege tax has been paid on the within
instrument as required by the statutes of Alabama.

Viz: \$ _____

Probate Judge _____ County, Ala. _____

For Recording - - - - - \$ _____

Mortgage Tax - - - - - \$ _____

\$ _____

State of Alabama
Bibb County

I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that Joel W. Mulkin, Secretary of Mulkin Enterprises, Inc., 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 as such officer and with full authority executed the same voluntarily as the act of said corporation on the day the same bears date.

IN WITNESS WHEREOF, I hereunto set my hand and official seal on this the 8th day of May, 1989.

Betty P. Morris
Notary Public
for State at Large

MY COMMISSION EXPIRES
SEPT. 10, 1991

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EXHIBIT "A"

Parcel I

The West 1/2 of Northwest 1/4, Southeast 1/4 of Northwest 1/4, Five acres on the South end of the Northeast 1/4 of Northwest 1/4, Section 16, Township 20 South, Range 1 West, Shelby County, Alabama, being a part of Parcel I of Tract Eight Subdivision, as recorded in Map Book 10 page 22, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Parcel II

The N 1/2 of NE 1/4, 15 Acres off the North end of NE 1/4 of NW 1/4, being 95 acres more or less in Section 16, Township 20 South, Range 1 West, Shelby County, Alabama, being a part of Parcel I and Parcel H of Tract Eight Subdivision, as recorded in Map Book 10 page 22, in the Probate Office of Shelby County, Alabama.

Together with rights of way easements reserved in Statutory Warranty Deeds as follows:

A 60 foot wide right of way easement for ingress and egress along an existing woods road across the SE 1/4 of SW 1/4, Section 9, deeded from Gulf States Paper Corporation to Randall H. Goggans on August 4, 1987 and recorded in Reel Record 171 page 847, in the Probate Office of Shelby County, Alabama.

A 60 foot wide right of way easement for ingress and egress along an existing primary gravel and chert road beginning on the West line of the NW 1/4 of SW 1/4, Section 10, and running in a Northwesterly direction to the South line of the SW 1/4 of NE 1/4 of Section 9; thence along an existing woods road beginning at a point on the primary gravel and chert road located in the SE 1/4 of the SE 1/4, Section 9, running in a Southwesterly direction to the East line of the SE 1/4 of SW 1/4, Section 9; thence along an existing woods road through the SE 1/4 of Section 9; to the N 1/2 of the NE 1/4, Section 16, and being more particularly described as follows: Being a right of way of equal width running parallel to a portion of the West line of the SW 1/4 of SE 1/4, Section 9, begin at a point on the South margin of an existing woods road in the SW 1/4 of SE 1/4 of said Section 9, said point being 60 feet from the West line of the SW 1/4 of SE 1/4; thence run South parallel to the West line of the SW 1/4 of SE 1/4 of said Section 9.

SIGNED FOR IDENTIFICATION

Joel W. Mulkin, Secretary

Mulkin Enterprises, Inc., by Joel W. Mulkin, Secretary

EXHIBIT "A"

to the South line of SW 1/4 of SE 1/4; thence run West 60 feet to the Southwest corner of the SW 1/4 of the SE 1/4 of said Section 9.

A 60 foot wide right of way easement for ingress and egress running North along the West line of the SW 1/4 of SE 1/4 to the South margin of said existing woods road, thence run Northeast along said existing woods road 60 feet to the point of beginning, deeded from Gulf States Paper Corporation to Wanda Davis on May 18, 1988 and recorded in Real Record 194 page 319, in the Probate Office of Shelby County, Alabama.

A 60 foot wide right of way easement for ingress and egress running along an existing primary gravel road across the SE 1/4 of NW 1/4, Section 10, deeded from Gulf States Paper Corporation to Nina Joseph and Kenneth L. McCord on June 9, 1986 and recorded in Real Record 76 page 538, in the Probate Office of Shelby County, Alabama.

A 60 foot wide right of way easement for ingress and egress running along a primary gravel road across the S 1/2 of the NE 1/4, S 1/2 of NW 1/4, and NW 1/4 of SW 1/4, Section 10, deeded from Gulf States Paper Corporation to Dar Group, Inc. to on April 24, 1986, in Real Record 84 page 797, in the Probate Office of Shelby County, Alabama.

A 60 foot wide right of way easement for ingress and egress running along an existing primary gravel road across the S 1/2 of N 1/2, Section 9, deeded from Gulf States Paper Corporation to L. Douglas Joseph on August 5, 1986, and recorded in Real Record 84 page 801, in the Probate Office of Shelby County, Alabama.

All above descriptions lying in Township 20 South, Range 1 West, Shelby County, Alabama.

Parcel III

Five acres on the South end of the N 1/2 of NE 1/4 of NW 1/4, Section 16; and the S 1/2 of NE 1/4 of NW 1/4, less and except, Five acres on the South end, Section 16, all in Township 20 South, Range 1 West, Shelby County, Alabama, being a part of Parcel I of Tract Eight Subdivision, as recorded in Map Book 10 page 22 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

SIGNED FOR IDENTIFICATION

Joel W. Mulkin, Secretary
Mulkin Enterprises, Inc., by Joel W. Mulkin, Secretary

89 MAY 30 AM 9:45

JUDGE OF PROBATE

1. Dead Tax	\$
2. Mtg Tax	594.00
3. Recording Fee	15.00
4. Intertax Fee	2.00
	611.00