



FOR USE IN THE STATE OF ALABAMA
INSTALLMENT SALES CONTRACT AND MORTGAGE
THE PACESETTER CORPORATION
d/b/a PACESETTER PRODUCTS OF ALABAMA, INC.
(THE SELLER/CREDITOR)

TO BE RECORDED IN REAL ESTATE RECORDS

SALES CONTRACT NO. 18539

90-93899
1535 OAKBROOK Dr. Suite 180
Normal, AL 36093

2100
2190 PARKWAY LAKE DRIVE, SUITE A
BIRMINGHAM, ALABAMA 35244
(205) 987-7200

Sold To SIDNEY E. AND SANDRA PATE
(FULL LEGAL NAME OF ALL BUYERS)
"Address" 445 5th AVE SW City ALABASTER State AL Zip 35002 Telephone No. 663-4719

Date Of This Contract DECEMBER 13 1990

In this Contract the words I, me, and my refer to the Buyer and/or Co-Buyer. The words you and your refer to the Seller and/or a bank or other financial institution if it buys this contract. If it does, I will make my payments to it. Under the Mortgage statutes, I am also known as the "Mortgagor," and you are referred to as the "Mortgagee". I understand that if more than one "Buyer" signs below that each will be responsible for all promises made and for paying the obligation(s) in full; you may collect against one or any. This contract covers my purchase of products manufactured and/or distributed and installed by The Pacesetter Corporation. You have quoted me a Cash Price and a Total Sale Price. The Total Sale Price is the total cost of the products and services if I buy on credit. I now choose to buy, and you agree to sell, for the Total Sale Price, set forth below, the products and services described below. I agree to pay you the amount financed in accordance with the payment schedule set forth below, together with interest thereon at the annual percentage rate which is disclosed below. I also agree to all of the other terms on both sides of this contract. Only products manufactured by The Pacesetter Corporation are covered by the 10 year Limited Warranty. No exterior or interior trim, painting or staining, will be provided unless specified in this Contract.

PACESETTER CORP. TO CUSTOM BUILD, DELIVER AND INSTALL (5) FASTRACK STORM WINDOWS WITH LOW E GLASS, (2) OPERATING VENTILATING STORM DOORS WITH KEY LOCK (1 DOOR AT NOCHARGE) ALL IN COLOR WHITE.

LEGAL DESCRIPTION: The above described goods and services are to be installed and placed upon the "Address" designated above, and the legal description for such "Address" is: Situated in the City of Alabaster, County of Shelby, and State of Alabama

as per volume 132, page 872. Lot 9, Block 1 Map Book 3, page 113 Probate Office

If Legal Description is not available at the time this contract is executed, Buyer grants Seller the right to obtain and insert the Legal Description at a later date.

SUMMARY OF SALE: Base cash price \$2700.00 + tax 0.00 + additional warranty/service coverage 0.00 = \$2700.00
Total cash price \$2700.00 - Cash [total] down payment \$120.00 = Unpaid balance of \$2580.00

ITEMIZATION OF THE AMOUNT FINANCED OF \$3440.59:

\$2580.00 Amount of credit given on this contract (Same amount as the "Unpaid Balance.")

\$0.00 Amount paid on net balance from prior contract with you.

Amount(s) paid to others on my behalf:

\$393.93 to insurance company for Credit Life insurance

\$346.66 to insurance company for Accident and Health insurance

\$0.00 to insurance company for Property Damage insurance

\$17.00 to public officials for filing/recording fees

\$3.00/100.00 to (Specify) RELEASE FEE / LEGAL FEE

ANNUAL PERCENTAGE RATE

The cost of my credit as a yearly rate.

17.75 %

FINANCE CHARGE

The dollar amount the credit will cost me.

\$1811.81

Amount Financed

The amount of credit provided to me or on my behalf.

\$3440.59

Total of Payments

The amount I will have paid after I have made all payments as scheduled.

\$5252.40

Total Sale Price

The total cost of my purchase on credit, including my down payment of

\$120.00
\$5372.40

My payment schedule will be:

Number of Payments	Amount of Payments	When Payments are Due
1st Payment	<u>\$87.54</u>	<u>MARCH 1 1991</u>
<u>59</u>	<u>\$87.54</u>	All subsequent installments on the same day of each consecutive month until paid in full.

INSURANCE

Credit life insurance and credit disability insurance are NOT required to obtain credit, and will not be provided unless I sign and agree to pay the additional cost.

Type	Premium	Term (in years)	Signature
Credit Life			I want credit life insurance.
<u>JOINT</u>	<u>\$393.93</u>	<u>60</u>	<u>Sidney E. Pate</u> Signature - Buyer
Credit Accident & Health			I want credit accident and health insurance.
<u>SINGLE</u>	<u>\$346.66</u>	<u>60</u>	<u>Sandra Pate</u> Signature - Co-Buyer

Property insurance is required, and I may obtain such insurance from anyone I want who is acceptable to you or I may provide it through an existing policy. If I obtain this insurance through you, I will pay \$0.00 for 0 months of coverage.

Security: I am giving a security interest in:

- the goods, services and property being purchased, and
- my real estate and improvements, including my house, all at my "Address" designated above.

Filing/Recording fees \$17.00

Late Charge: If a payment is more than ten (10) days late, I will be charged 50¢ or 5% of the late payments, whichever is greater not to exceed \$100.00.

Prepayment: If I pay off early, I may be entitled to a refund of part of the finance charge.

→ I will review other portions of this contract for additional information about non-payment, default, any required repayment in full before the scheduled date, and prepayment refunds and penalties.

Ⓢ means an estimate.

REVERSE SIDE: I UNDERSTAND THAT THE ADDITIONAL TERMS AND PROVISIONS PRINTED ON THE REVERSE SIDE OF THIS INSTALLMENT SALES CONTRACT ARE A PART OF THIS INSTALLMENT SALES CONTRACT AND THAT I AM BOUND BY THEM IN THE SAME MANNER AS IF THEY WERE PRINTED ON THE FRONT OF THIS VERY INSTALLMENT SALES CONTRACT. NOTICE: PROVISIONS PRINTED ON REVERSE SIDE COMPRISE ADDITIONAL TERMS LIMITING SELLER'S WARRANTY OBLIGATION.

NOTICE TO BUYER

1. I do not have to sign this contract before I read it or if any of the spaces intended for the agreed terms to the extent of then available information are left blank. 2. I am entitled to a copy of this contract at the time I sign it. 3. I may pay off the full balance due under this contract at any time, and in so doing I may be entitled to a rebate of the unearned finance and insurance charges (if any). 4. I understand that this instrument is based upon a home solicitation sale and that this instrument is not negotiable. 5. It shall not be legal for you to enter my premises unlawfully or commit any breach of the peace to repossess goods purchased under this contract.

BUYER'S RIGHT TO CANCEL

IF THIS AGREEMENT WAS SOLICITED AT MY RESIDENCE, AND I DO NOT WANT THE GOODS OR SERVICES, I MAY CANCEL THIS AGREEMENT BY DELIVERING OR MAILING A NOTICE TO YOU. THE NOTICE MUST SAY THAT I DO NOT WANT THE GOODS OR SERVICES AND MUST BE DELIVERED OR MAILED BEFORE MIDNIGHT ON THE THIRD BUSINESS DAY AFTER I SIGN THIS AGREEMENT. THE NOTICE MUST BE DELIVERED OR MAILED TO: PACESETTER PRODUCTS OF ALABAMA, INC. AT 2190 PARKWAY LAKE DRIVE, SUITE A, BIRMINGHAM, ALABAMA 35244.

COPY RECEIVED: I acknowledge receipt of a completely filled in copy of this contract along with two (2) copies of the Notice of Right to Cancel Form.

IN WITNESS WHEREOF, this Installment Sales Contract and Mortgage has been signed on this 13 day of DECEMBER, 19 90
at (city) ALABASTER, State of Alabama.

THE PACESETTER CORPORATION
d/b/a PACESETTER PRODUCTS OF ALABAMA, INC. (SELLER - MORTGAGEE)

By: [Signature]
(AUTHORIZED OFFICER)

By: [Signature]
(FACTORY REPRESENTATIVE)

State of Alabama } ss.
County of SHELBY

My commission expires: DEC 27 1993

SM-101-AL-K/HH

CAUTION - IT IS IMPORTANT THAT I THOROUGHLY READ THE CONTRACT BEFORE I SIGN IT.

BUYER - MORTGAGOR
CO-BUYER - MORTGAGOR

The foregoing instrument was acknowledged before me this 13 day of DECEMBER, 19 90, by
JAMES A. REYNOLDS

Notary Public [Signature]

ADDIT~~IONAL~~ TERMS

PREPAYMENT AND ACCRUAL OF THE FINANCE CHARGE: Even though I do not have to pay more than the regular scheduled monthly payment, I have the right to prepay the whole amount owing to you in full at any time or in part from time to time. If the lending institution that buys my contract computes the finance charge on a simple interest (daily) basis, I know my finance charge will be less if I make an early payment, and it will be higher if I pay late; I also recognize that any necessary adjustment to my total finance charge will be reflected in my final bill; I also know that the amounts shown on the reverse side for the Finance Charge, Total of Payments, and the Total Sale Price are estimates based on the assumption that you will receive each of the payments exactly on its due date; and I know that there will be no refund if I prepay because there is nothing to refund if I am charged on a daily basis on terms of 61 months or less. If the lending institution does not compute the finance charge daily, and if I prepay the whole amount, you will refund to me the unearned portion of the finance charge (interest) by application of the Rule of 78's after the deduction of an acquisition cost of \$12.00, and the amount of my rebate will be figured on the scheduled dates and amounts of my monthly payment and not on the actual dates and amounts of the prepayments that I pay to you. On terms exceeding 61 months, if the lending institution does not compute the finance charge daily, and if I prepay the whole amount, you will refund to me the unearned portion of the finance charge (interest) by the accounting procedure known as the actuarial method; and the amount of my rebate will be figured on the scheduled dates and amounts of my monthly payment and not on the actual dates and amounts of the prepayments that I pay to you. I know that a refund of less than \$1.00 will not be made. I may voluntarily prepay the amount I owe you, in full or in part, at any time. If I make a partial prepayment, I must continue to make my regular payments until I have paid all amounts owed.

IMPORTANT NOTICE ABOUT WARRANTIES: (a) **SELLER HEREBY DISCLAIMS ALL WARRANTIES, EXPRESSED OR IMPLIED, OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ON ALL GOODS AND SERVICES UNLESS SELLER FURNISHES BUYER WITH A SEPARATE WRITTEN LIMITED WARRANTY OR SERVICE CONTRACT MADE BY SELLER ON ITS OWN BEHALF.** (b) I have read, in detail, the separate "LIMITED WARRANTY" which accompanies this contract. It explains the conditions and circumstances in which the manufactured products will be repaired or replaced. I take notice of the limitations on the warranty, and I particularly recognize that any implied warranty which applies to the goods lasts only as long as the warranty or service contract. (c) I have read, in detail, the separate "LIMITED INSTALLATION WARRANTY" which, if made, accompanies this contract. It explains the conditions and circumstances in which the installation of the siding, siding accessories and gutters will be redone. I take notice of the limitations on the warranty, and I particularly recognize that any implied warranty which applies to the installation lasts only as long as the warranty or service contract.

LIMITED WARRANTY: My sole and exclusive remedy against you or your assignee shall be limited to my rights and remedies under the express 10 year LIMITED WARRANTY you extend to me at the time I sign this Contract. My exclusive rights and remedies under the warranty shall be in lieu of all other rights or remedies, at law or in equity, where permitted by applicable state law.

ALL MANUFACTURED WINDOW PRODUCTS ARE NOT GUARANTEED AGAINST CONDENSATION, MOISTURE FORMATION OR FROST. PRODUCTS ARE NOT GUARANTEED AGAINST CORROSION DUE TO ADVERSE CLIMATIC CONDITIONS.

BUYER, READ THE SEPARATE "10 YEAR LIMITED WARRANTY" WHICH IS A SEPARATE WRITTEN INSTRUMENT PERTAINING SOLELY TO MANUFACTURED PRODUCTS OF THE PACESETTER CORPORATION AND WHICH "LIMITED WARRANTY" HAS BEEN DELIVERED TO EACH RESPECTIVE BUYER IN CONNECTION WITH THIS SALE. PACESETTER'S 10 YEAR LIMITED WARRANTY AND THE FOREGOING PROVISIONS REGARDING CONDENSATION DO NOT APPLY TO SIDING.

Further, The Pacesetter Corporation makes NO REPRESENTATION OR WARRANTY OF ANY KIND OR NATURE WHATSOEVER, EXPRESS OR IMPLIED, WITH RESPECT TO THE ENERGY SAVINGS I COULD OR MAY ACHIEVE BY USE OF THE PRODUCT(S). I understand that any energy savings I may achieve is dependent upon a number of factors, including, but not limited to, the type, quantity and quality of insulation in my home, the particular size and style of my home, the type of quality of construction of my home, my particular life style, the number of openings in my home, proper monitoring of thermostat settings, climatic conditions and location of my home, and even the type of energy consumed for heating and air conditioning purposes.

BUYER

CO-BUYER

SPECIAL-ORDER GOODS: I know that you have measured my house and its openings so that you can make the products to fit my particular house and that the goods probably will not fit any other houses, so I know that I cannot cancel this contract at any time after the period of time given to me by law in which to cancel. After that legal period of time, I know that I have the obligation to pay you in full the amount owed.

COMMENCEMENT OF THE FINANCE CHARGE: The finance charge (interest) is estimated to start within 30 days of the date of this contract, except in the event you complete the installation of the goods and services on another date, then the finance charge (interest) will begin to run on the date that I sign the Completion Certificate. The amount of finance charge (interest) may be more or less than the amount disclosed depending on the amounts I pay you and my timeliness in making payments.

OBLIGATIONS PERTAINING TO PROPERTY INSURANCE AND MY REAL ESTATE: 1. I promise to keep my house in good repair and insured for at least 80% of its replacement value by buying a fire and extended coverage insurance policy. The insurance company must be approved by you, and you must have a beneficiary clause which says that you are to be paid if there is a loss. The insurance company must agree that it will not cancel my policy without calling you. I authorize the insurance company to pay you directly for any loss. You can choose to use the insurance payment to either repair my house or to repair my house. I have the option of providing property insurance through an existing policy or through a policy independently obtained for by me. I promise that I will not allow anyone else to place any liens on my real estate without your written permission. 2. I promise to pay all taxes, assessments and other charges on my real estate when due. 4. I promise to timely make all payments on my prior loans. I also promise that I will not extend, renew, or refinance prior loans without your written permission. 5. If I do not insure my house or fulfill my other obligations to my real estate, then you can add to my debt the highest lawful contract rate of interest. If you do pay any of these obligations for me, I agree to pay you back on demand plus interest at the highest lawful contract rate of interest. Until I pay you back, the amounts will be added to my debt to you which is secured by my real estate. If you decide to buy insurance for me that you do not have to obtain any homeowner or liability insurance.

MORTGAGE: I hereby mortgage to you, as Mortgagee, my real estate and house located at my "Address" designated on the other side of this contract and legally described at the "Legal Description" as security for all amounts due to you under this Installment Sales Contract.

ON SALE: If I sell, lease or give my house to anyone before I have fully paid all amounts due under this contract, you can declare all that I owe under this contract payable at once and I agree to immediately pay that amount.

DEFAULT: I will be in default under this contract if: 1. I don't make a payment when due; or 2. I break any promise I made to you in this contract; or 3. Something else happens which causes you to believe in good faith that I do not intend to pay you as promised; or 4. I default on any obligations for which I am using my home as collateral; or 5. Something else happens to my house which threatens your rights, if any, in it.

COLLECTION COSTS: If I am in default of this contract and you demand full payment, I understand that you may send it to an attorney for collection and enforcement. If you do so, and the amount financed is more than \$300.00, I agree to pay your reasonable attorneys' fees, not exceeding 15% of the amount due, plus any court costs and expenses incurred by you, that is, if you are allowed to collect such amounts by law. I understand that you have the right to foreclose the mortgage I have given to you and have my house sold to repay any amounts I owe you if I am in default under this contract. Before my house is sold, you will do everything that the law requires. If the amount financed is more than \$300.00 and you hire an attorney to assist you to sell my house, or, to sue me, or, to protect your rights, I agree to pay you for your reasonable attorneys' fees not exceeding 15% of the amount due and for other related expenses such as court costs, title searches and money you expended to protect my house, if you are allowed to collect such amounts by law.

OTHER RIGHTS: You can choose not to enforce any of the rights under this contract as often as you want without losing them. Or, you can delay enforcing any of the rights without losing them. You can also use any rights now or in the future given to you by law.

DELAYS: I know that you will use your best efforts to install the products I am purchasing on my house, but I also understand that in some situations you may encounter delays that are caused by strikes, weather conditions, delays you have in obtaining materials, or for other reasons that are beyond your control. I understand that you will not be liable for such delays.

REQUEST FOR FULL PAYMENT: If I am in default under this contract, you can declare all that I owe under this contract payable at once. I agree to pay you interest on that amount at the maximum contractual rate allowed by law until the amount I owe you is paid. I also know that you can foreclose the mortgage I have given to you.

SALVAGE VALUE: I know that the windows, woodwork, siding, brick and other materials that have to be removed by you for this installation have NO salvage value. When you remove them, you can have them for whatever purpose you want.

SPECIAL SITUATIONS: Due to the uniqueness of some of the products that you sell, I understand that in special situations your Regional Office may have to review and accept this contract. I also understand that this sale occurred in my home and with the exception of any financial disclosures, that you and I may not have had all the correct information important to this transaction at our fingertips; I give you my consent to correct any obvious errors that may have occurred when the blanks in this contract were completed.

INVALID PROVISIONS: If any provision of this contract violates the law and is unenforceable, the rest of the contract will be valid. If any part of this contract requires payment of more interest than the law permits, then you will only have the right to collect from me the amount of interest which the law allows you to collect.

COMPLETENESS OF THIS CONTRACT: This contract can only be changed if both you and I agree in writing.

NOTICE

ANY HOLDER OF THIS CONSUMER CREDIT CONTRACT IS SUBJECT TO ALL CLAIMS AND DEFENSES WHICH THE DEBTOR COULD ASSERT AGAINST THE SELLER OF GOODS OR SERVICES OBTAINED PURSUANT HERETO OR WITH THE PROCEEDS HEREOF. RECOVERY HEREUNDER BY THE DEBTOR SHALL NOT EXCEED AMOUNTS PAID BY THE DEBTOR HEREUNDER.

INSURANCE CANCELLATION: If I have requested insurance in this purchase, I may cancel such request for insurance for any reason within fifteen (15) days from the date of this contract by notifying you or the holder of this contract in writing. I know that the cancellation of my coverage will be arranged with the insurance carrier(s) and a full refund of my premium(s) together with applicable finance charge will be credited to this contract.

PLEASE NOTE: If I have requested insurance in this purchase, I will receive within thirty (30) days a certificate of insurance more fully describing the insurance coverage. I know that if there is any conflict in the coverage or the language of the certificate of insurance and the following Notice of Proposed Insurance that I am covered only to the extent stated in the following Notice of Proposed Insurance. I also know that I have insurance coverage only if I have been charged for it.

NOTICE OF PROPOSED INSURANCE

I take notice that either Credit Life or Credit Accident and Health Insurance, or both, will be applicable to this Installment Sales Contract on the reverse side only if I have chosen it by signing the request for such insurance. This insurance will only cover the person signing the request at the cost for each type of insurance shown. Subject to acceptance by the insurance company, the insurance will be effective as of today, and will continue only for the number of months after the effective date equal to the number of monthly payments. I understand that this particular insurance may not provide coverage for my last few payments, and that during that period of time I will not have any insurance coverage. All benefits and proceeds of the insurance will be paid to you or to a financial institution if it purchases the Installment Sales Contract to the extent of its interests and any balance will be payable to me. The initial amount of Credit Life Insurance is the amount required to repay the Total of Payments; thereafter, the insurance decreases by the amount of each monthly payment on a scheduled 30 day basis. If I am jointly obligated on the Installment Sales Contract with a Co-Buyer, and we have both signed the request for Credit Life Insurance, death benefits will be payable only with respect to the first one of us to die. Subject to exclusions, eliminations or waiting period stated in the insurance policy or certificate, Credit Accident and Health Insurance is for the benefit amount of 1/30th of each month's payment for each day that I am totally disabled due to an injury or sickness while I owe any payment to you; however, I understand that I have to be prevented from working due to such total disability for more than fourteen (14) consecutive days before the insurance benefit is paid back to the first day of my total disability. I also know that I cannot obtain any insurance from you if I am over 65 years of age today, and I also know that the insurance coverage provided to me may contain a maximum amount of coverage which will not pay in some cases, the entire amount that I owe you. Due to the maximum amount of coverage stated in the insurance policy, I know that any unpaid amount in excess of the insurance coverage will still have to be paid. If the Installment Sales Contract is prepaid in full prior to the last payment date, any unearned insurance premiums will be refunded to me in the manner prescribed by law. Within thirty (30) days, I will receive the certificate of insurance more fully describing my insurance coverage. If the insurance is not accepted by the insurance company, I will receive a refund of the insurance premiums I have paid.