

**REAL ESTATE MORTGAGE AND SECURITY AGREEMENT**

Mortgagors (last name first):

1751

Mortgagee:

AIC ELECTRONICS, INC.

728 37th Street South

Birmingham, AL 35222

Mailing Address

City

State

Zip

THE STATE OF ALABAMA

SHELBY

County



**First Commercial Bank**

Post Office Box 11746

Birmingham, Alabama 35202-1746

This instrument was prepared by:

John E. Hagefstration, Jr.

Bradley, Arant, Rose & White

1400 Park Place Tower

Birmingham, Alabama 35203

KNOW ALL MEN THESE BY THESE PRESENTS: That whereas

AIC ELECTRONICS, INC., an Alabama Corporation,

has become justly indebted to **FIRST COMMERCIAL BANK**

with offices in Birmingham, Alabama, (together with its successors and assigns, hereinafter called "Mortgagee") in the sum of TWO HUNDRED NINETY-FIVE THOUSAND AND NO/100

Dollars (\$ 295,000.00 )

together with interest thereon, as evidenced by a promissory note or notes of even date herewith. (If the maturity date is 20 years or longer, indicate the maturity date.)

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NOW, THEREFORE, in consideration of the premises and in order to secure the payment of said indebtedness and any renewals or extensions thereof and the interest thereon, and all other indebtedness (including future advances) now or hereafter owed by any of the above-named to Mortgagee, whether such indebtedness is primary or secondary, direct or indirect, contingent or absolute, matured or unmatured, joint or several, and otherwise secured or not, and to secure compliance with all the covenants and stipulations hereinafter contained, the undersigned

AIC ELECTRONICS, INC., an Alabama Corporation,

(whether one or more, hereinafter called

"Mortgagors") do hereby assign, grant, bargain sell and convey unto Mortgagee the following described real property situated in Shelby County, State of Alabama, viz:

SOURCE OF TITLE: \_\_\_\_\_

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION



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9. That if default shall be made in the payment of any of the indebtedness hereby secured, or in the performance of any of the terms or conditions of this mortgage, Mortgagee may proceed to collect the rent, income and profits from the mortgaged property, either with or without the appointment of a receiver (to which appointment Mortgagors hereby consent), and Mortgagee may notify the lessees or other payors thereof to make payment directly to Mortgagee. Any rents, income and profits collected by Mortgagee prior to foreclosure of this mortgage, less the costs of collecting the same, including any real estate or property management commissions and attorney's fees incurred, shall be credited first to advances made by Mortgagee and the interest thereon, then to interest due on the indebtedness hereby secured, and the remainder, if any, shall be applied toward the payment of the principal sum hereby secured.

10. That if possession of the mortgaged property is allowed to remain in any other person or entity to the exclusion of Mortgagors for a period of one year or more, or if all or any part of the mortgaged property or any interest therein is sold, assigned, transferred or conveyed by Mortgagors, or any of them, without Mortgagee's prior written consent, excluding only (a) the creation of a lien or encumbrance expressly subordinate to this mortgage, (b) the creation of a purchase money security interest for household appliances, (c) a transfer by devise, descent or by operation of law upon the death of a joint tenant, or (d) the grant of any leasehold interest of one year or less (including all mandatory or optional renewal periods) not containing an option to purchase, Mortgagee may, at Mortgagee's option, declare all indebtedness secured by this mortgage to be due and payable immediately with or without notice to Mortgagors. Mortgagee may condition its consent to any such transfer of possession of, or an interest in, the mortgaged property upon the transferee's agreeing to pay a greater rate of interest on all or any part of the indebtedness secured by this mortgage or to adjust the payment schedule of all or any part of the indebtedness secured by this mortgage, upon Mortgagee's approval of the creditworthiness of the transferee, and upon the transferee's payment to Mortgagee of a reasonable transfer or assumption fee. Upon breach by Mortgagors, or any of them, of the covenants herein contained, Mortgagee may, at its election, proceed to foreclose this mortgage as hereinafter provided or as provided by law.

11. That all the covenants and agreements of Mortgagors herein contained shall extend to and bind their respective heirs, executors, administrators, successors and assigns, and that such covenants and agreements and all options, rights, privileges and powers herein given, granted or secured to Mortgagee shall inure to the benefit of the successors and assigns of Mortgagee.

12. That the provisions of this mortgage and the note or notes secured hereby are severable, and that the invalidity or unenforceability of any provision of this mortgage or of any such note or notes shall not affect the validity and enforceability of the other provisions of this mortgage or of such note or notes. The remedies provided to Mortgagee herein are cumulative with the rights and remedies of Mortgagee at law and in equity, and such rights and remedies may be exercised concurrently or consecutively. A carbon or photostatic copy of this mortgage may be filed as a financing statement in any public office.

UPON CONDITION, HOWEVER, that if Mortgagors shall well and truly pay and discharge all the indebtedness hereby secured (including future advances) as the same shall become due and payable and shall in all things do and perform all acts and agreements by them herein agreed to be done according to the tenor and effect thereof, then and in that event only this conveyance and the security interest herein granted shall be and become null and void; but should default be made in the payment of any indebtedness hereby secured or any renewals or extensions thereof or any part thereof or should any interest thereon remain unpaid at maturity, or should default be made in the repayment of any sum expended by Mortgagee under the authority of any provision of this mortgage, or should the interest of Mortgagee in the mortgaged property or any of the personal property described above become endangered by reason of the enforcement of any lien or encumbrance thereon, or should a petition to condemn any part of the mortgaged property be filed by any authority, person or entity having power of eminent domain, or should any law, either state or federal, be passed imposing or authorizing the imposition of a specific tax upon this mortgage or the indebtedness hereby secured or permitting or authorizing the deduction of any such tax from the principal or interest secured by this mortgage or by virtue of which any tax or assessment upon the mortgaged property shall be charged against the owner of this mortgage, or should at any time any of the covenants contained in this mortgage or in any note or other evidence of indebtedness secured hereby be declared invalid or unenforceable by any court of competent jurisdiction, or should Mortgagors fail to do and perform any other act or thing herein required or agreed to be done, then in any of said events the whole of the indebtedness hereby secured, or any portion or part thereof which may at said date not have been paid, with interest thereon, shall at once become due and payable and this mortgage subject to foreclosure at the option of Mortgagee, notice of the exercise of such option being hereby expressly waived by Mortgagors, and Mortgagee shall have the right to enter upon and take possession of the mortgaged property and after or without taking such possession to sell the same before the Court House door of the County (or the division thereof) where said property, or any substantial part of said property, is located, at public outcry for cash, after first giving notice of the time, place and terms of such sale by publication once a week for three consecutive weeks prior to said sale in some newspaper published in said County; and upon the payment of the purchase price, Mortgagee or the actioneer at said sale is authorized to execute to the purchaser for and in the name of Mortgagors a good and sufficient deed to the property sold. And upon the occurrence of any such event, Mortgagee shall have the rights and remedies of a secured party after default by its debtor under the Alabama Uniform Commercial Code, including, without limitation, the right to take possession of any of the property herein transferred which is personal property and to sell the same at one or more public or private sales, at the election of Mortgagee. At Mortgagee's request, Mortgagors agree to assemble such property and to make the same available to Mortgagee at such place as Mortgagee shall reasonably designate. Mortgagors agree that notice of the time and place of any public sale or of the time after which any private sale or other intended disposition of said property, or of any part thereof, will be held shall be sufficient if delivered to Mortgagors or mailed to Mortgagors at the address set forth above, or such other address as Mortgagors shall have furnished to Mortgagee in writing for that purpose, not less than five days before the date of such sale or other intended disposition of said property. Mortgagee shall apply the proceeds of said sale or sales under this mortgage as follows: First, to the expenses of advertising, selling and conveying, including a reasonable attorneys' fee not exceeding 15% of the unpaid debt after default if the original amount financed exceeded \$300; second, to the payment of any amounts that may have been expended or that may then be necessary to expend in paying insurance, taxes and other encumbrances, with interest thereon; third, to the payment of the indebtedness hereby secured and interest thereon in such order as Mortgagee may elect, whether such debts shall or shall not have fully matured at the date of said sale; and fourth, the balance, if any, to be paid over to Mortgagors or to whomsoever then appears of record to be the owner of Mortgagors' interest in said property. Mortgagee may bid and become the purchaser of the mortgaged property at any foreclosure sale hereunder. Mortgagors hereby waive any requirement that the mortgaged property be sold in separate tracts and agree that Mortgagee may, at its option, sell said property en masse regardless of the number of parcels hereby conveyed.

IN WITNESS WHEREOF, each of the undersigned

AIC ELECTRONICS, INC., an Alabama Corporation,

has hereunto set his or her signature and seal or has caused this instrument to be executed by its officer(s) thereunto duly authorized, this 3<sup>rd</sup> day of July, 19 91.

\_\_\_\_\_(SEAL)  
\_\_\_\_\_(SEAL)  
\_\_\_\_\_(SEAL)  
\_\_\_\_\_(SEAL)

ATTEST: \_\_\_\_\_  
Its \_\_\_\_\_  
(Corporate Seal)

AIC ELECTRONICS, INC.  
an Alabama Corporation  
By \_\_\_\_\_  
J. Mervyn Nabors  
President  
Its \_\_\_\_\_

THE STATE OF ALABAMA.

Jefferson COUNTY

INDIVIDUAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Mervyn Nabors

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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of July, 1991  
(Notarial Seal) Delwood L. Hudson  
Notary Public

THE STATE OF ALABAMA,

\_\_\_\_\_ COUNTY

INDIVIDUAL ACKNOWLEDGMENT

I, the undersigned, 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\_\_\_\_  
(Notarial Seal) \_\_\_\_\_  
Notary Public

THE STATE OF ALABAMA,

JEFFERSON COUNTY

CORPORATE ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_

J. Mervyn Nabors whose name as \_\_\_\_\_ President

of the AIC ELECTRONICS, INC., an Alabama Corporation, 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 the 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 \_\_\_\_\_ day of July, 1991  
(Notarial Seal) \_\_\_\_\_  
Notary Public

PLEASE RETURN  
TO

 **First Commercial Bank**  
**BIRMINGHAM, ALABAMA**

**REAL ESTATE  
MORTGAGE  
AND SECURITY  
AGREEMENT**

THE STATE OF ALABAMA,

\_\_\_\_\_ COUNTY.

Office of the Judge of Probate.

I hereby certify that the within mortgage was  
filed in this office for record on the \_\_\_\_\_  
day of \_\_\_\_\_, 19\_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly record in  
Volume \_\_\_\_\_ of Mortgages, at page \_\_\_\_\_  
and examined.  
\_\_\_\_\_  
Judge of Probate.



## EXHIBIT A

A certain tract of land situated in Shelby County, Alabama, which is more fully described as follows:

A parcel of land located in the NE¼ of the SW¼ of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Begin at the Northeast corner of the NW¼ of SE¼ of said Section 28, Township 19 South, Range 1 East and run in a westerly direction 976.40 feet along the north line of said ¼-¼ section to a point on the south right-of-way line of U.S. Highway #280; thence turn an angle of 6 degrees, 06 minutes left and run in a westerly direction along the south right-of-way line of said highway for a distance of 1561.89 feet to the point of beginning; said point of beginning being a concrete highway right-of-way marker; thence turn an angle to the left of 83 degrees, 51 minutes and run in a southerly direction 500.25 feet; thence turn an angle of 90 degrees, 07 minutes left and run eastwardly 198.85 feet; thence turn an angle of 89 degrees 53 minutes left and run northwardly 521.27 feet to a point on the south right-of-way line of said highway; thence turn an angle of 96 degrees 09 minutes left and run in a westerly direction 200.00 feet to the point of beginning, said parcel contains 2.33 acres, more or less.

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STATE OF ALA. SHERIFF  
I CERTIFY THIS  
INSTRUMENT WAS FILED

91 JUL 25 AM 11:17

*John H. [Signature]*  
JUDGE OF PROBATE

1. Land Tax	442.50
2. Millage	12.50
3. [unclear]	3.00
4. [unclear]	1.00
5. [unclear]	1.00
6. [unclear]	1.00
<b>Total</b>	<b>459.00</b>