

Ronnie Morton  
72 Merivale Lane  
Birmingham, AL 35244  
MORTGAGOR  
"I" includes each mortgagor above.

This instrument was prepared by  
(Name) Thomas L. Foster, Attorney  
(Address) 1201 No. 19th St., B'ham, AL. 35234

Joseph Habshey  
P. O. Box 1244  
Birmingham, AL 35201

MORTGAGEE  
"You" means the mortgagee, its successors and assigns.

REAL ESTATE MORTGAGE: For value received, I, Ronnie Morton, a married man, mortgage, grant, bargain, sell and convey to you, with power of sale, to secure the payment of the secured debt described below, on February 19, 1998, the real estate described below and all rights, easements, appurtenances, rents, leases and existing and future improvements and fixtures (all called the "property").

PROPERTY ADDRESS: \_\_\_\_\_, Alabama \_\_\_\_\_ (Zip Code)  
(Street) (City)

LEGAL DESCRIPTION:

See attached Exhibit "A" for legal description.

02/27/1998-06744  
10:47 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOUG NICHOLSON 706.45

This property is not the homestead of the mortgagor herein.

located in Shelby County, Alabama.

TITLE: I covenant and warrant title to the property, except for \_\_\_\_\_

SECURED DEBT: This mortgage secures repayment of the secured debt and the performance of the covenants and agreements contained in this mortgage and in any other document incorporated herein. Secured debt, as used in this mortgage, includes any amounts I owe you under this mortgage or under any instrument secured by this mortgage and all modifications, extensions and renewals thereof.

The secured debt is evidenced by (List all instruments and agreements secured by this mortgage and the dates thereof.):

☒ Note

☐ Future Advances: All amounts owed under the above agreement are secured even though not all amounts may yet be advanced. Future advances under the agreement are contemplated and will be secured and will have priority to the same extent as if made on the date this mortgage is executed.

☐ Revolving credit loan agreement dated \_\_\_\_\_ All amounts owed under this agreement are secured even though not all amounts may yet be advanced. Future advances under the agreement are contemplated and will be secured and will have priority to the same extent as if made on the date this mortgage is executed.

The above obligation is due and payable on February 19, 2002 if not paid earlier.

The total unpaid balance secured by this mortgage at any one time shall not exceed a maximum principal amount of: Five Hundred Fifteen Thousand Two Hundred Eighty One & 77/100--- Dollars (\$ 515,281.77), plus interest, plus any disbursements made for the payment of taxes, special assessments, or insurance on the property, with interest on such disbursements.

☐ Variable Rate: The interest rate on the obligation secured by this mortgage may vary according to the terms of that obligation.

☐ A copy of the loan agreement containing the terms under which the interest rate may vary is attached to this mortgage and made a part hereof.

RIDERS: ☐ Commercial ☐ \_\_\_\_\_

SIGNATURES: By signing below, I agree to the terms and covenants contained in this mortgage (including those on the reverse side which are hereby incorporated onto this side of this mortgage form) and in any riders described above signed by me.

\_\_\_\_\_  
(Seal)

Ronnie Morton (Seal)  
Ronnie Morton

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

WITNESSES:

ACKNOWLEDGMENT: STATE OF ALABAMA, Jefferson County ss:  
I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that

Ronnie Morton, a married man

Individual

whose name(s) 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.

Corporate

whose name(s) as \_\_\_\_\_ of the \_\_\_\_\_ a corporation, \_\_\_\_\_ 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, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 19th day of February, 1998

My commission expires: 11/3/2001

(Notary Public)

## COVENANTS

**1. Payments.** I agree to make all payments on the secured debt when due. Unless we agree otherwise, any payments you receive from me or for my benefit will be applied first to any amounts I owe you on the secured debt (exclusive of interest or principal), second, to interest and then to principal. If partial prepayment of the secured debt occurs for any reason, it will not reduce or excuse any scheduled payment until the secured debt is paid in full.

**2. Claims against Title.** I will pay all taxes, assessments, liens and encumbrances on the property when due and will defend title to the property against any claims which would impair the lien of this mortgage. You may require me to assign any rights, claims or defenses which I may have against parties who supply labor or materials to improve or maintain the property.

**3. Insurance.** I will keep the property insured under terms acceptable to you at my expense and for your benefit. All insurance policies shall include a standard mortgage clause in favor of you. You will be named as loss payee or as the insured on any such insurance policy. Any insurance proceeds may be applied, within your discretion, to either the restoration or repair of the damaged property or to the secured debt. If you require mortgage insurance, I agree to maintain such insurance for as long as you require.

**4. Property.** I will keep the property in good condition and make all repairs reasonably necessary.

**5. Expenses.** I agree to pay all your expenses, including reasonable attorneys' fees if I break any covenants in this mortgage or in any obligation secured by this mortgage. Attorneys' fees include those awarded by an appellate court. I will pay these amounts to you as provided in Covenant 10 of this mortgage.

**6. Default and Acceleration.** If I fail to make any payment when due or break any covenants under this mortgage, any prior mortgage or any obligation secured by this mortgage, you may accelerate the maturity of the secured debt and demand immediate payment and exercise any other remedy available to you. This mortgage gives you the power of sale, which you may also invoke under the circumstances described in the previous sentence. If you invoke the power of sale, you will give notice of the sale by publication once a week for three successive weeks in some newspaper published in the county in which the property or any portion of it is located. This notice will give the time, place and terms of the sale, and a description of the property. After this notice is given, the property will be sold to the highest bidder at public auction at the front door of the County Courthouse of the county in which the notice of sale was published.

**7. Assignment of Rents and Profits.** I assign to you the rents and profits of the property. Unless we have agreed otherwise in writing, I may collect and retain the rents as long as I am not in default. If I default, you, your agent, or a court appointed receiver may take possession and manage the property and collect the rents. Any rents you collect shall be applied first to the costs of managing the property, including court costs and attorneys' fees, commissions to rental agents, and any other necessary related expenses. The remaining amount of rents will then apply to payments on the secured debt as provided in Covenant 1.

**8. Waiver of Homestead.** I hereby waive all right of homestead exemption in the property.

**9. Leaseholds; Condominiums; Planned Unit Developments.** I agree to comply with the provisions of any lease if this mortgage is on a leasehold. If this mortgage is on a unit in a condominium or a planned unit development, I will perform all of my duties under the covenants, by-laws, or regulations of the condominium or planned unit development.

**10. Authority of Mortgages to Perform for Mortgagor.** If I fail to perform any of my duties under this mortgage, you may perform the duties or cause them to be performed. You may sign my name or pay any amount if necessary for performance. If any construction on the property is discontinued or not carried on in a reasonable manner, you may do whatever is necessary to protect your security interest in the property. This may include completing the construction.

Your failure to perform will not preclude you from exercising any of your other rights under the law or this mortgage.

Any amounts paid by you to protect your security interest will be secured by this mortgage. Such amounts will be due on demand and will bear interest from the date of the payment until paid in full at the interest rate in effect on the secured debt.

**11. Inspection.** You may enter the property to inspect if you give me notice beforehand. The notice must state the reasonable cause for your inspection.

**12. Condemnation.** I assign to you the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the property. Such proceeds will be applied as provided in Covenant 1. This assignment is subject to the terms of any prior security agreement.

**13. Waiver.** By exercising any remedy available to you, you do not give up your rights to later use any other remedy. By not exercising any remedy, if I default, you do not waive your right to later consider the event a default if it happens again.

**14. Joint and Several Liability; Co-signers; Successors and Assigns Bound.** All duties under this mortgage are joint and several. If I co-sign this mortgage but do not co-sign the underlying debt I do so only to mortgage my interest in the property under the terms of this mortgage. I also agree that you and any party to this mortgage may extend, modify or make any other changes in the terms of this mortgage or the secured debt without my consent. Such a change will not release me from the terms of this mortgage.

The duties and benefits of this mortgage shall bind and benefit the successors and assigns of either or both of us.

**15. Notice.** Unless otherwise required by law, any notice to me shall be given by delivering it or by mailing it by certified mail addressed to me at the Property Address or any other address that I tell you. I will give any notice to you by certified mail to your address on the front side of this mortgage, or to any other address which you have designated.

Any notice shall be deemed to have been given to either of us when given in the manner stated above.

**16. Transfer of the Property or a Beneficial Interest in the Mortgagor.** If all or any part of the property or any interest in it is sold or transferred without your prior written consent, you may demand immediate payment of the secured debt. You may also demand immediate payment if the mortgagor is not a natural person and a beneficial interest in the mortgagor is sold or transferred. However, you may not demand payment in the above situations if it is prohibited by federal law as of the date of this mortgage.

**17. Release.** When I have paid the secured debt in full and all underlying agreements have been terminated, this mortgage will become null and void and you will release this mortgage.



EXHIBIT "A"

PARCEL I:

All that portion of the SE 1/4 of NW 1/4 lying North of the L & N Railroad right-of-way and South of Buck Creek and East of the Helena to Acton Road. Situated in Section 15, Township 20 South, Range 3 West. LESS AND EXCEPT Spur track belonging to L & N Railroad as described in Deed Book 42, Page 629.

PARCEL II:

From the Northwest corner of SE 1/4 of NW 1/4, Section 15, Township 20 South, Range 3 West, looking South along the West line thereof, turn an angle to the left of 44 degrees 09 minutes and run Southeasterly for 164.4 feet; thence left 16 degrees 09 minutes for 179.15 feet; thence left 23 degrees 27 minutes for 30 feet; thence right 87 degrees 18 minutes for 56.25 feet; then right 3 degrees 43 minutes for 156.96 feet to the point of beginning of the land herein described; thence from said point of beginning thus obtained, turn an angle left of 92 degrees 02 minutes and run Easterly for 180.20 feet; thence right 97 degrees 41 minutes for 69.7 feet; thence left 95 degrees 14 minutes for 49.35 feet; thence right 90 degrees for 19.30 feet; thence left 96 degrees 32 minutes for 247.04 feet to the North bank of Buck Creek; thence right 93 degrees 25 minutes for 125.45 feet across Buck Creek to the North line of the Rolling Mill property; thence right 34 degrees 50 minutes for 37.23 feet; thence left 11 degrees 09 minutes for 74.30 feet; thence right 9 degrees 00 minutes for 102.30 feet; thence right 6 degrees 30 minutes for 37.80 feet; thence right 14 degrees 00 minutes for 60.0 feet; thence right 12 degrees 30 minutes 34.80 feet; thence left 7 degrees 55 minutes for 31.95 feet; thence left 26 degrees 34 minutes for 246.80 feet to the North line of a public road; thence right 67 degrees 50 minutes and along said North line of the public road for 330.1 feet to the West line of said SE 1/4 of NW 1/4; thence continue along the same course for 46 feet to the Southeast corner of the lot formerly known as the Keef lot; thence right 76 degrees 23 minutes and in a Northerly direction parallel with the West line of said SE 1/4 of NW 1/4 to Buck Creek; thence Easterly up Buck Creek to the East line of the Helena-Acton Road right-of-way; thence Northerly along the East line of said road right-of-way to the point of beginning. Less any portion lying West of Helena to Acton Road. Excepting mineral and mining rights to all above lands that lies in the SW 1/4 of NW 1/4 and also all above land that lies East of ridge and North of creek in SE 1/4 of NW 1/4, Section 15, Township 20, Range 3 West. Also except 30 foot right-of-way sold to Town of Helena, as described in Deed Book 187, Page 390. ALSO LESS AND EXCEPT that part sold to Utilities Board of the Town of Helena, Alabama, in Deed Book 297, Page 390.

LESS AND EXCEPT: Lots 9, 10, 11, 15, 16, 17, 28, 29, 30, 31, 32 and 33, according to the Survey of Old Town Helena, as recorded in Map Book 22, page 26, in the Probate Office of Shelby County, Alabama.

Inst # 1998-06744

*Joseph K. Kirby*  
*Ronny Mott*

02/27/1998-06744  
10:47 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCB 786.45

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