

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head

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Form 1-1-22 Rev. 1-44

MORTGAGE—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY SHELBY

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Montevallo Small Engines, Inc.

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

H. G. McGaughy and wife, Doris McGaughy

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

of One hundred seventy-three thousand and no/100 ----- Dollars (\$173,000.00), evidenced by promissory note in said amount, together with interest upon the unpaid portion thereof from January 15, 1999 at the rate of six and one-half (6.5) percent per annum, in 240 monthly payments of \$1,289.84 each, payable on the 15th day of each month, commencing the 15th day of February, 1999, and monthly thereafter until said sum with interest is paid in full. Mortgagor shall have the right to pay all or part of principal at any time without penalty or unearned interest.

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,

Montevallo Small Engines, Inc.

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:

That certain lot or square of land lying South of and adjoining the depot grounds of the Southern Railway heretofore known as and called the S. H. McCauley Home lot; the same measuring 275 feet, more or less, along said Depot Grounds and running back 310 feet, more or less; the same being situated in the Town of Montevallo, and in the SW ¼ of the NW ¼ of Section 3, Township 24, Range 12 East and being the same property conveyed to John T. McGaughy by Fannie C. McDonough and John W. McDonough by deed dated 1st day of September, 1910; also being known as Block 7 according to map of S. D. Brown. LESS AND EXCEPT that portion contained in Alabama Highway 25 right-of-way.

THIS IS A PURCHASE MONEY MORTGAGE.

Inst # 1999-02683

01/20/1999-02683
12:11 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
JJD CRH 270.50

Said property is warranted free from all incumbrances and against any adverse claims, except as stated above.

To Have And To Held 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 Montevallo Small Engines, Inc.

have hereunto set signature and seal, this 20th day of January, 1999.

ATTEST:

Montevallo Small Engines, Inc.

By: Joseph T. Adams, President

Michael T. Adams, Secretary

THE STATE of

COUNTY

I, hereby certify that

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

whose name signed to the foregoing conveyance, and who that being informed of the contents of the conveyance Given under my hand and official seal this

known to me acknowledged before me on this day, executed the same voluntarily on the day the same bears date. day of , 19

Notary Public.

THE STATE of ALABAMA

SHELBY

COUNTY

I, the undersigned hereby certify that Joseph T. Adams

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

whose name as President of Montevallo Small Engines, Inc. 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 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 20th day of January, 1999.

Notary Public

TO

MORTGAGE DEED

Inst. # 1999-02683

01/20/1999-02683
12:11 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JOG CRH 270.00

THIS FORM FROM
Lawyers Title Insurance Corporation
File Certificate Division
TITLE INSURANCE - ABSTRACTS

Birmingham, Alabama