

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-22 Rev. 1-66

STATE OF ALABAMA
COUNTY SHELBY

} KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Thomas Investment Company, Inc.

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

Davis, Davis & Burton, A Partnership

(hereinafter called "Mortgagee", whether one or more), in the sum
of Three Hundred Forty Five Thousand and no/100----- Dollars
(\$ 345,000.00), evidenced by a real estate mortgage note.

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,

Thomas Investment Company, 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:

PARCEL I:

Begin at the NE corner of Lot 14 of Block 27, J. H. Dunstan's Map of the Town of Calera; thence South 84 degrees 28 minutes 19 seconds West, 150.13 feet to the Easterly margin of 13th Street; thence along said street, South 00 degrees 04 minutes 05 seconds East, 75.01 feet; thence continue along said street, South 00 degrees 00 minutes 45 seconds East, 50.06 feet; thence leaving said street, North 84 degrees 26 minutes 32 seconds East, 149.98 feet; thence North 00 degrees 01 minute 38 seconds East, 125.0 feet to the point of beginning.

PARCEL II:

Begin at an existing iron pipe at the locally accepted SW corner of lot 27, Block 27 of J. H. Dunstan's Map of the town of Calera, being on the Easterly margin of 13th Street; thence along said street, North 00 degrees 00 minutes 22 seconds East, 275.17 feet; thence leaving said street, North 84 degrees 26 minutes 32 seconds East, 149.98 feet; thence South 00 degrees 01 minutes 38 seconds West, 34.13 feet; thence South 88 degrees 26 minutes 00 seconds West, 3.19 feet; thence South 01 degree 23 minutes 49 seconds East, 75.00 feet; thence North 88 degrees 25 minutes 20 seconds East, 159.91 feet to the Westerly margin of U.S. Hwy. 31; thence along said Hwy. South 01 degree 08 minutes 11 seconds East, 159.42 feet; thence leaving said Hwy. South 88 degrees 25 minutes 20 seconds West, 155.84 feet; thence South 00 degrees 58 minutes 39 seconds East, 6.01 feet; thence South 84 degrees 29 minutes 24 seconds West, 155.89 feet to the Point of Beginning. According to the survey of Michael Moates, dated April 23, 1998.

Mortgagor agrees not to refinance or make any prepayments until after 120 payments have been made.

Inst # 1999-36822

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SHELBY COUNTY JUDGE OF PROBATE
002 HWS 528.50

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

To Have And To Hold 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

Thomas Investment Company, Inc.

have hereunto set her signature and seal, this 31st day of August, 19 99

THOMAS INVESTMENT COMPANY, INC. (SEAL)

Shellye M. Thomas, Pres. (SEAL)

BY: Shellye M. Thomas, President (SEAL)

(SEAL)

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 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
Notary Public.

THE STATE of ALABAMA
SHELBY

COUNTY }

I, the undersigned authority
hereby certify that Shellye M. Thomas

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

whose name as President of Thomas Investment Company, 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

31st day of August, 19 99.

My Commission Expires: 10/16/2000

Return to:

TO

MORTGAGE DEED

Inst # 1999-36822

09/01/1999-36822

01:56 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 HNS 528.50

THIS FORM FROM

MICHAEL T. ATCHISON

ATTORNEY AT LAW

P. O. BOX 822
COLUMBIA, ALABAMA 36051