

STATE OF ALABAMA )

## MORTGAGE DEED

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS: That whereas, JOHNNY M. HOWARD, SR. AND WIFE, SARA H. HOWARD, (hereinafter called "Mortgagors", whether one or more), are justly indebted to SHERMAN HOLLAND, JR., (hereinafter called "Mortgagee", whether one or more), in the sum of ONE HUNDRED THOUSAND AND 00/100 (\$ 100,000.00) DOLLARS, evidenced by one real estate mortgage note bearing date of May 18, 2000, and payable according to the terms and conditions contained in said 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, JOHNNY M. HOWARD, SR. AND WIFE, SARA H. HOWARD, 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:

Commence at a point 12.0 feet south of the southeast corner of SE 1/4 of NE 1/4, Section 26, Township 21 South, Range 1 West and run South 83 degrees 59 minutes West (M.B.) a distance of 447.0 feet to a point; thence turn an angle of 91 degrees 27 minutes to the right and run North 4 degrees 34 minutes West (M.B.) a distance of 289.90 feet to the point of beginning, being the northeast corner of McDow Motor Company property; thence turn a angle of 2 degrees 30 minutes to the right and run North 2 degrees 04 minutes West (M.B.) a distance of 55.0 feet to a point; thence turn an angle of 1 degree 16 minutes to the left and run North 3 degrees 20 minutes (M.B.) a distance of 94.92 feet to a point; thence turn an angle of 86 degrees 13 minutes to the left and run North 89 degrees 33 minutes West (M.B.) a distance of 80.24 feet to a point; thence turn an angle of 69 degrees 55 minutes left and run South 20 degrees 30 minutes West (M.B.) a distance of 163.24 feet to a point, being the northwest corner of McDow Motor Company property; thence turn an angle of 111 degrees 30 minutes to the left and run North 89 degrees 00 minutes East (M.B.) a distance of 144.90 feet to the point of beginning.

05/19/2000-16605

03:01 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

904 100 166.00

Inst # 2000-16605

Said parcel of land is located in the SE 1/4 of NE 1/4, Section 26, Township 21 South, Range 1 West, Shelby County, Alabama, and contains 17,000 Square Feet, more or less.

Subject to ad valorem taxes for the year 2000, easements, covenants, restrictions and all other matters of public record.

THIS IS A PURCHASE MONEY FIRST MORTGAGE GIVEN BY THE MORTGAGORS HEREIN TO SECURE THE PURCHASE PRICE ON THE HEREIN DESCRIBED REAL PROPERTY.

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

To Have And To Hold the above granted property unto said Mortgagee, Mortgagee's successors, heirs, and assigns forever; and for the purpose of further securing the payment of said indebtedness, the undersigned agree to pay all taxes or assessments when imposed legally on the 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 shall 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 the cost of collecting same; all amounts so expended by said mortgagee for taxes or assessments, 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 Mortgagors pay the indebtedness, and reimburses said Mortgagee or assigns for any amounts Mortgagee may have expended for taxes, insurance or

assessments, and interest thereon, then this conveyance to be null and void; but should default be made in the payment of any sum expended by 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 encumbrance 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 first 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 encumbrances, 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 the sale; and Fourth, the balance, if any, to be turned over to the mortgagors and the undersigned further agree that said Mortgagee, agents or assigns may bid at said sale and purchase said property, if the highest bidder therefore; and the 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 JOHNNY M. HOWARD, SR. AND WIFE, SARA H. HOWARD, have hereunto set their signatures and seals this 18th day of May, 2000.

 (SEAL)  
Johnny M. Howard, Sr.

 (SEAL)  
Sara H. Howard



STATE OF ALABAMA )  
 )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Johnny M. Howard and wife, Sara H. Howard, whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of May, 2000.

MY COMMISSION EXPIRES:

2-14-2004

Paula K. Holcombe  
Notary Public

This instrument was prepared by:  
John Burdette Bates, Attorney at Law  
#10 Office Park Circle, Suite 122  
Birmingham, Alabama 35223

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