

**THIS INSTRUMENT PREPARED BY:**

**Allison T. Craft, Esq.**

**2000 SouthBridge Parkway**

**Suite 500**

**Birmingham, Alabama 35209**

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**MORTGAGE**

**STATE OF ALABAMA                    )**

**KNOW ALL MEN BY THESE PRESENTS:**

**COUNTY OF SHELBY                    )**

THAT WHEREAS, the undersigned, BUILDER'S GROUP, INC., an Alabama corporation ("Mortgagor") is justly indebted to J. STEVEN MOBLEY, a resident of the State of Alabama, ("Mortgagee") pursuant to the terms of that certain promissory note ("Note") dated of even date herewith in the principal sum of Five Hundred Thirty-One Thousand Two Hundred Fifty and 00/100 Dollars (\$531,250.00); and

WHEREAS, it is desired by the undersigned to secure the prompt payment of said indebtedness with all charges and interest set forth in such Note when the same falls due.

NOW THEREFORE, in consideration of the said indebtedness, and to secure the prompt payment of the same at maturity, the undersigned Mortgagor does hereby grant, bargain, sell and convey unto the Mortgagee the following described real property situated in Shelby County, Alabama:

Builders Group Addition to the Glen at Stonehaven Phase One & Two

A proposed single family residential subdivision situated in part of the South ½ of Section 23 and part of the North ½ of Section 26, all in Township 20 South, Range 3 West, City of Pelham, Shelby County, Alabama and being more particularly described as follows:

Commence at the Southwest corner of Lot 23 of the Village at Stonehaven Phase I as recorded in Map Book 25, Page 119 in the Judge of Probate office of Shelby County, Alabama; said corner being on the East right-of-way of Walker Road; thence run Southerly along the East right-of-way line of said Walker Road for 80.16 feet to the point of beginning of the parcel herein described; thence continue Southerly along the last described course and along said right-of-way line for 74.85 feet to the beginning of a curve to the left, said curve subtending a central angle of 90° 20' 14" and having a radius of 25.00 feet; thence run Southeasterly along the arc of said curve and along said right-of-way line for 39.42 feet to the end of said curve; said point being on the North right-of-way line of Stonehaven way; thence from the

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tangent of said curve turn 90° 00' 00" right and run Southerly for 50.00 feet to a point on the South right-of-way line of said Stonehaven Way; thence turn 90° right and run Westerly along said right-of-way line for 44.62 feet to the Northeast corner of Lot 240 of the Glen at Stonehaven as recorded in Map Book 26, Page 91, in the Judge of Probate Office of Shelby County, Alabama; thence turn 88° 36' 15" left and run Southerly along the East line of Lots 240, 237, 236, 235, 234, 233, 232, 231 and 230 for 732.92 feet to the Southeast corner of said Lot 230; thence turn 90° left and run Easterly for 505.00 feet; thence turn 89° 55' 35" left and run Northeasterly for 267.97 feet; thence turn 1° 52' 43" right and run Northeasterly for 81.05 feet; thence turn 1° 57' 38" right and run Northeasterly for 320.75 feet; thence turn 3° 21' 07" left and run Northeasterly for 230.03 feet; thence turn 90° 33' 39" left and run Northwesterly for 182.24 feet; thence turn 90° left and run Southerly for 7.51 feet; thence turn 88° 36' 15" right and run Westerly for 333.69 feet to the point of beginning. Said parcel contains 456,498 square feet or 10.48 acres, more or less.

TO HAVE AND TO HOLD the above granted premises unto the said Mortgagee forever; and for the purpose of further securing the payment of said indebtedness, the undersigned, agrees to pay all taxes, or assessments, when legally imposed upon said premises, and should default be made in the payment of same, said Mortgagee has the option of paying off the same; and to further secure said indebtedness, the undersigned agrees to keep the improvements on said real estate insured against loss or damage by fire, lightning and tornado for the reasonable insurable value thereof, in companies satisfactory to the Mortgagee, with loss, if any, payable to said Mortgagee, as the interest of said Mortgagee may appear, and promptly to deliver said policies, or any renewals of said policies to said Mortgagee; and if the undersigned fails to keep said property insured as above specified, or fails to deliver said insurance policies to said Mortgagee then said Mortgagee has the option of insuring said property for said sum for the benefit of said Mortgagee, the policy, if collected, to be credited on said indebtedness, less cost of collecting same; all amounts so expended by said Mortgagee for taxes, as Mortgagee, additional to the debt hereby specifically secured and shall be covered by this Mortgage, and bear interest from the date of payment by said Mortgagee and be at once due and payable.

Upon condition however, that if the said Mortgagor pays said indebtedness and reimburses said Mortgagee for any amounts Mortgagee may have expended for taxes, assessments and insurance, and the 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 should said indebtedness hereby secured, or any part thereof or the interest thereon remain unpaid at maturity, or should the interest of said Mortgagee 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, or if any statement of lien is filed under the statutes of Alabama relating to the liens of mechanics and materialmen without regard to form and contents of such statement and without regard to the existence or nonexistence of the debt or any part thereof or of the lien on which such statement is based, or if any other "Event of Default" (as hereinafter defined) shall occur 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 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, in some newspaper published in said County and State, to sell the same in lots or parcels, or en masse, as Mortgagee may deem best in front of the Court House door in said County, at public outcry, to the highest bidder for cash and apply the proceeds of said 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 be necessary then 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 sale, and Fourth, the remainder if any, to be turned over to the said Mortgagor, and the undersigned, further agrees that said Mortgagee may bid at said sale and purchase said property, if the highest bidder therefore, as though a stranger hereto, and the person acting as auctioneer at such sale is hereby authorized and empowered to execute a deed to the purchaser thereof in the name of the Mortgagor by such auctioneer as agent, or attorney in fact, and the undersigned further agrees to pay a reasonable attorney's fee to said Mortgagee for the foreclosure of this mortgage in Chancery, should the same be so foreclosed, said fee to be a part of the debt hereto secured.

It is expressly understood that the word "Mortgagee" wherever used in this mortgage refers to the person, or to the persons or to the corporation named as grantee or grantees in the granting clause herein.

Any estate or interest herein conveyed to said Mortgagee, or any right or power granted to said Mortgagee in or by this mortgage is hereby expressly conveyed and granted to the heirs, and agents, and assigns, of said Mortgagee, or to the successors and agents and assigns of said Mortgagee, if a corporation.


If all or any part of the property or any interest therein is sold or transferred by Mortgagor without Mortgagee's prior written consent, excluding the creation of a lien or encumbrance subordinate to this mortgage, Mortgagee may, at Mortgagee's option, declare all the sums secured by this mortgage to be immediately due and payable. Mortgagee shall have waived such option to accelerate if, prior to the sale or transfer, Mortgagor and the person to whom the property is to be sold or transferred reach agreement in writing that the credit of such person is satisfactory to the Mortgagee and that the interest payable on assumption secured by this mortgage shall be at such rate as Mortgagee shall request. If Mortgagee has waived the option to accelerate provided in this paragraph, and if the Mortgagor's successor in interest has executed a written assumption agreement accepted in writing by the Mortgagee, Mortgagee may release Mortgagor from all obligations under this mortgage and Note referred to herein. If Mortgagee exercises such option to accelerate, Mortgagee shall mail Mortgagor notice of acceleration which notice shall provide a period of not less than thirty days from the date the notice is mailed within which Mortgagor may pay the sum declared due. If Mortgagor fails to pay such sum prior to the expiration of such period, Mortgagee may, without further notice or demand on Mortgagee, invoke any remedies or rights available to the Mortgagee as contained herein as relates to default of payment of money indebtedness due or any and all other remedies available by law.

In addition to the foregoing, any of the following shall constitute an "Event of Default":

- a. the insolvency or filing by or with respect to the Mortgagor of a voluntary or involuntary petition seeking protection under any State or Federal bankruptcy statute; or
- b. the adjudication of the Mortgagor as a bankrupt or insolvent; or
- c. a final judgment or judgments for the payment of money in excess of an aggregate of \$10,000.00 shall be rendered against the Mortgagor and the same shall remain undischarged for a period of 30 days during which execution shall not be effectively stayed.

IN WITNESS WHEREOF, this mortgage has been duly executed by the Mortgagor on this the 17th day of August, 2000.

BUILDER'S GROUP, INC.

By:   
Thomas A. Davis  
Its: President

STATE OF ALABAMA     )  
                                 :  
COUNTY OF JEFFERSON )

General Acknowledgment

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Thomas A. Davis, whose name is signed to the foregoing conveyance as President of Builder's Group, Inc., and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance and with full authority, the same was executed voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this the 17<sup>th</sup> day of August, 2000.

  
Notary Public

My Commission Expires: DECEMBER 3, 2002

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