

REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That Whereas **Vestavia Building & Remodeling, Inc.**, hereinafter referred to as Mortgagor, has become justly indebted to **Business Management & Investment, Inc.** (the "Mortgagee"), pursuant to the terms and conditions contained within a Real Estate Promissory Note (the "Note"), in the principal amount of Three Hundred Thirty-Four Thousand, Eight Hundred Thirty-Two and 61/100 Dollars (\$334,832.61).

NOW THEREFORE, in consideration of the premises and the sum of One Dollar to the undersigned Mortgagor in hand paid by the Mortgagee, the receipt of which is hereby acknowledged, and for the purpose for securing the prompt payment of said indebtedness as same becomes due, the Mortgagor does hereby grant, bargain, sell and convey unto the said Mortgagee the following described real property:

Lots, 1729, 1730, & 1733 According to the Survey of Trace Crossings – Seventeenth Sector, as recorded in Map Book 34, Page 94, in the Probate Office of Jefferson County, Alabama (Bessemer Division).

Lot 21, According to the Survey of Camden Cove, Sector 1, as recorded in Map Book 25, Page 33 A, B & C, in the Probate Office of Shelby County, Alabama.

Lots 32 & 33 According to the Survey of Camden Cove, Sector 2, as recorded in Map Book 27, Page 26, in the Probate Office of Shelby County, Alabama.

Lot 20, According to the Survey of Stage Coach Trace, Sector 1, as recorded in Map Book 25, Page A, B & C, in the Probate Office of Shelby County, Alabama.

Together with the hereditaments and appurtenances thereunto belonging, and all fixtures and equipment now or hereafter attached to or used in connection with the premises herein described.

And the Mortgagor hereby covenants that it is seized of said real property in fee simple, and has a good right to sell and convey the same; that the property is free from all encumbrances except for encumbrances of record, and that the Mortgagor, and Mortgagor's heirs, executors, administrators and assigns will forever defend the same unto the Mortgagee and assigns against the claims of all persons whomsoever.

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 property 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 or extensions of said policies, to said Mortgagee; and if Mortgagor 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 the cost of collecting same; and all amounts so expended by said Mortgagee for taxes, assessments or insurance shall become a debt to said Mortgagee, in addition to the debt hereby specially secured, and shall be secured by the within mortgage 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 Mortgagee 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 Mortgagor become in default by failing to pay any installment of principal and/or interest when the same is payable according to the terms, conditions and tenor of the promissory note executed by Mortgagor simultaneously herewith, 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 shall 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 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 balance, if any, to be turned over to the said Mortgagor and undersigned further agrees that said Mortgagee, agents or assigns may bid at said sale and purchase said property, if the highest bidder therefor; and undersigned further agrees 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.

If all or any part of the real property or any interest therein is sold or transferred by the Mortgagor without the Mortgagee's prior written consent, then in that event, the Mortgagee may, at its option, require immediate payment in full of all sums then outstanding and secured by this Mortgage.

No failure of the Mortgagee to exercise any option herein given to declare the maturity of indebtedness hereby secured shall be taken or construed as a waiver of its right to exercise such option or to declare such maturity by reason of any past or present default on the part of the Mortgagor; and the procurement of insurance or the payment of taxes or other liens, debts or charges

by the Mortgagee shall not be taken or construed as a waiver of its right to declare the maturity of the indebtedness hereby secured by reason of the failure of the Mortgagor to procure such insurance or to pay such taxes, debts, liens or charges.

As long as any of the indebtedness hereby secured shall remain unpaid, the Mortgagor will neither commit nor permit waste on the premises hereby conveyed, nor will the Mortgagor remove any of the fixtures, appliances or equipment on said premises; and upon the commission of any waste thereon or removal of any of the fixtures, appliances or equipment therefrom, the Mortgagee may, at its option, declare the entire indebtedness hereby secured to be at once due and payable.

Any obligation made by the Mortgagor herein to repay the indebtedness hereby secured may be enforced by a suit at law, and the security of this mortgage shall both be waived thereby, and as to such debts, the Mortgagor hereby waives all right of exemption under the Constitution and laws of the State of Alabama as to personal property and hereby agrees to pay a reasonable attorney's fee for the collection thereof.

The covenants, conditions and agreements herein contained shall bind, and the benefits and advantages shall insure to, the respective heirs, executors, administrators, successors and assigns of the parties hereto. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall include all genders.

IN WITNESS WHEREOF, the undersigned, has hereunto set their hand and seal, on this the 5th day of October, 2000.

MORTGAGOR:

Vestavia Building & Remodeling, Inc.

By: *Victor B. Wiggins*
Victor B. Wiggins
Its President

State of Alabama - Jefferson County
I certify this instrument filed on:
2000 OCT 05 P.M. 16:09
Recorded and \$ 502.35 Mtg. Tax
and \$ 9.50 Deed Tax and Fee Amt.
Total \$ 511.85
\$ GEORGE R. REYNOLDS, Judge of Probate

200062/6363 BESS

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Victor B. Wiggins, whose name is signed as president of Vestavia Building & Remodeling, Inc. 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 as such officer voluntarily on the day the same bears date.

Given under my hand and official seal, this 5th day of October, 2000.

Carlene H. Palmer

Notary Public

My Commission Expires

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: May 28, 2003
~~BONDED THRU NOTARY PUBLIC UNDERWRITERS~~

380-MORTGAGE-VBR

10/09/2000-35193
09:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NMB 18.00

Inst # 2000-35193