

PREPARED BY: DONNA BURCH  
UNION PLANTERS PMAC  
CENTRAL PROCESSING  
215 FORREST STREET  
HATTIESBURG, MS 39401  
PHONE NO.: 601-554-2072  
1-800-986-2462

[Space Above This Line For Recording Data]

Inst # 2000-42932

12/14/2000-42932  
09:19 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
013 CJI 407.00

AP# MESSAMOR0111413  
LN# 8410155867  
CM#

# MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on **December 6, 2000** . The grantor is  
**KENNETH P MESSAMORE , UNMARRIED and LISA M. BRUNK, UNMARRIED**

("Borrower"). This Security Instrument is given to **UNION PLANTERS BANK, NATIONAL ASSOCIATION**

which is organized and existing under the laws of **United States of America** , and whose  
address is **215 FORREST STREET, HATTIESBURG, MS 39403**

("Lender"). Borrower owes Lender the principal sum of

**Two Hundred Forty Thousand and no/100**

**Dollars (U.S. \$ 240,000.00 )**.

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for  
monthly payments, with the full debt, if not paid earlier, due and payable on **January 1, 2021**

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals,  
extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to  
protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this  
Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's  
successors and assigns, with power of sale, the following described property located in  
**Shelby** County, Alabama:

SEE EXHIBIT "A" ATTACHED HERETO CONSISTING OF 1 PAGE(S) AND SIGNED  
FOR IDENTIFICATION PURPOSES.

which has the address of **681 CAHABA RIVER ESTATES, BIRMINGHAM** [Street, City],  
**Alabama 35244** [Zip Code] ("Property Address");

ALABAMA-Single Family-FNMA/FHLMC UNIFORM  
INSTRUMENT Form 3001 9/90  
Amended 5/91

VMP -6R(AL) (9212).02

VMP MORTGAGE FORMS - (800)521-7291  
Page 1 of 6 MW 12/92.03

Initials: *K.P.M.*



CLAYTON T. SWEENEY, ATTORNEY AT LAW

TO HAVE AND TO HOLD this property unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

**BORROWER COVENANTS** that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

**THIS SECURITY INSTRUMENT** combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

**UNIFORM COVENANTS.** Borrower and Lender covenant and agree as follows:

**1. Payment of Principal and Interest; Prepayment and Late Charges.** Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

**2. Funds for Taxes and Insurance.** Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes and assessments which may attain priority over this Security Instrument as a lien on the Property; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, if any; (e) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow Items." Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally related mortgage loan may require for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. Section 2601 *et seq.* ("RESPA"), unless another law that applies to the Funds sets a lesser amount. If so, Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amount. Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is such an institution) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items. Lender may not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. However, Lender may require Borrower to pay a one-time charge for an independent real estate tax reporting service used by Lender in connection with this loan, unless applicable law provides otherwise. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender may agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds, showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for all sums secured by this Security Instrument.

If the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to Borrower for the excess Funds in accordance with the requirements of applicable law. If the amount of the Funds held by Lender at any time is not sufficient to pay the Escrow Items when due, Lender may so notify Borrower in writing, and, in such case Borrower shall pay to Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in no more than twelve monthly payments, at Lender's sole discretion.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender. If, under paragraph 21, Lender shall acquire or sell the Property, Lender, prior to the acquisition or sale of the Property, shall apply any Funds held by Lender at the time of acquisition or sale as a credit against the sums secured by this Security Instrument.

**3. Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to any prepayment charges due under the Note; second, to amounts payable under paragraph 2; third, to interest due; fourth, to principal due; and last, to any late charges due under the Note.

**4. Charges; Liens.** Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

**5. Hazard or Property Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards, including floods or flooding, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld. If Borrower fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property in accordance with paragraph 7.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 21 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

**6. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds.** Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate, or commit waste on the Property. Borrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Security Instrument or Lender's security interest. Borrower may cure such a default and reinstate, as provided in paragraph 18, by causing the action or proceeding to be dismissed with a ruling that, in Lender's good faith determination, precludes forfeiture of the Borrower's interest in the Property or other material impairment of the lien created by this Security Instrument or Lender's security interest. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

**7. Protection of Lender's Rights in the Property.** If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

**8. Mortgage Insurance.** If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the mortgage insurance in effect. If, for any reason, the mortgage insurance coverage required by Lender lapses or ceases to be in effect, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the mortgage insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the mortgage insurance previously in effect, from an alternate mortgage insurer approved by Lender. If substantially equivalent mortgage insurance coverage is not available, Borrower shall pay to Lender each month a sum equal to one-twelfth of the yearly mortgage insurance premium being paid by Borrower when the insurance coverage lapsed or ceased to be in effect. Lender will accept, use and retain these payments as a loss reserve in lieu of mortgage insurance. Loss reserve

payments may no longer be required, at the option of Lender, if mortgage insurance coverage (in the amount and for the period that Lender requires) provided by an insurer approved by Lender again becomes available and is obtained. Borrower shall pay the premiums required to maintain mortgage insurance in effect, or to provide a loss reserve, until the requirement for mortgage insurance ends in accordance with any written agreement between Borrower and Lender or applicable law.

**9. Inspection.** Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

**10. Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the taking, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is less than the amount of the sums secured immediately before the taking, unless Borrower and Lender otherwise agree in writing or unless applicable law otherwise provides, the proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

**11. Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

**12. Successors and Assigns Bound; Joint and Several Liability; Co-signers.** The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

**13. Loan Charges.** If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

**14. Notices.** Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

**15. Governing Law; Severability.** This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

**16. Borrower's Copy.** Borrower shall be given one conformed copy of the Note and of this Security Instrument.

**17. Transfer of the Property or a Beneficial Interest in Borrower.** If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

**18. Borrower's Right to Reinstate.** If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraph 17.

**19. Sale of Note; Change of Loan Servicer.** The Note or a partial interest in the Note (together with this Security Instrument) may be sold one or more times without prior notice to Borrower. A sale may result in a change in the entity (known as the "Loan Servicer") that collects monthly payments due under the Note and this Security Instrument. There also may be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change in accordance with paragraph 14 above and applicable law. The notice will state the name and address of the new Loan Servicer and the address to which payments should be made. The notice will also contain any other information required by applicable law.

**20. Hazardous Substances.** Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 20, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 20, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

**NON-UNIFORM COVENANTS.** Borrower and Lender further covenant and agree as follows:

**21. Acceleration; Remedies.** Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraph 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and any other remedies permitted by applicable law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 21, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If Lender invokes the power of sale, Lender shall give a copy of a notice to Borrower in the manner provided in paragraph 14. Lender shall publish the notice of sale once a week for three consecutive weeks in a newspaper published in Shelby County, Alabama, and thereupon shall sell the Property to the highest bidder at public auction at the front door of the County Courthouse of this County. Lender shall deliver to the purchaser Lender's deed conveying the Property. Lender or its designee may purchase the Property at any sale. Borrower covenants and agrees that the proceeds of the sale shall be applied in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

22. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

23. Waivers. Borrower waives all rights of homestead exemption in the Property and relinquishes all rights of curtesy and dower in the Property.

24. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument.

[Check applicable box(es)]

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider                                     | <input type="checkbox"/> 1-4 Family Rider       |
| <input type="checkbox"/> Graduated Payment Rider          | <input type="checkbox"/> Planned Unit Development Rider                        | <input type="checkbox"/> Biweekly Payment Rider |
| <input type="checkbox"/> Balloon Rider                    | <input type="checkbox"/> Rate Improvement Rider                                | <input type="checkbox"/> Second Home Rider      |
| <input type="checkbox"/> VA Rider                         | <input checked="" type="checkbox"/> Other(s) [specify] SPECIAL PROVISION RIDER |   |

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Witnesses:

  
 \_\_\_\_\_ (Seal)  
 KENNETH P. MESSAMORE -Borrower

  
 \_\_\_\_\_ (Seal)  
 LISA M. BRUNK -Borrower

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_ (Seal)  
 -Borrower

\_\_\_\_\_  
 \_\_\_\_\_ (Seal)  
 -Borrower

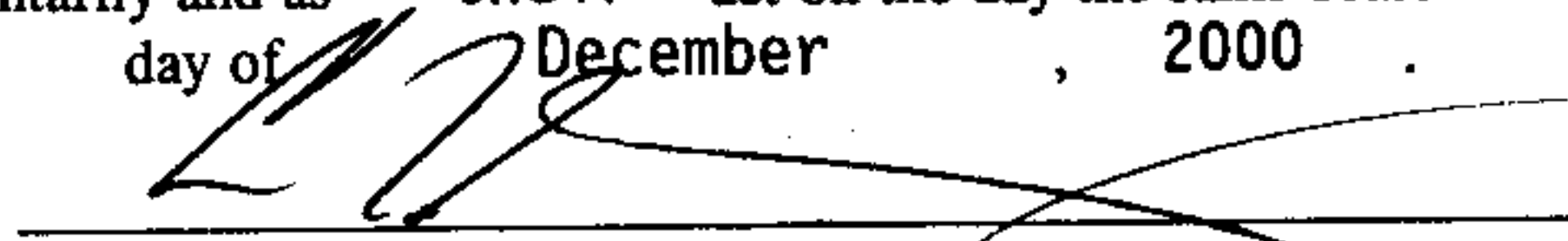
STATE OF ALABAMA, JEFFERSON

County ss:

On this 6th day of December, 2000, I, Clayton T. Sweeney, a Notary Public in and for said county and in said state, hereby certify that KENNETH P. MESSAMORE AND LISA M. BRUNK

whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me that, being informed of the contents of the conveyance, they executed the same voluntarily and as their act on the day the same bears date. Given under my hand and seal of office this Sixth day of December, 2000.

My Commission Expires: 6/5/03

  
 \_\_\_\_\_  
 Notary Public

This instrument was prepared by PAM BEAGLEY

**EXHIBIT "A"**

Lot 1, according to the Map and Survey of Harris Estates, First Addition, as recorded in Map Book 16, Page 133, in the Probate Office of Shelby County, Alabama.

This is a Purchase Money Mortgage.

THIS RIDER ATTACHED TO AND FORMING A PART OF SECURITY INSTRUMENT  
DATED December 6, 2000 IN THE AMOUNT OF \$ 240,000.00  
IS IDENTIFIED THEREWITH BY THE FOLLOWING SIGNATURE(S).

  
KENNETH P MESSAMORE

  
LISA M. BRUNK

### SPECIAL PROVISION RIDER

This Special Provision Rider amends, supplements and to the extent of any conflict supersedes the Deed of Trust, Mortgage or Security Deed (the "Security Instrument") given by the undersigned (herein "Borrower") to UNION PLANTERS BANK, NATIONAL ASSOCIATION (herein "Lender") and covering the property located at:

681 CAHABA RIVER ESTATES, BIRMINGHAM, AL 35244

(Property Address)

In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

- A. Borrower represents that he/she is an adult, mentally competent, and has full legal capacity to execute all loan documents without having to obtain the consent or approval of any court or person. Borrower represents that he/she can read English language and has had opportunity to read all loan documents and to discuss the documents with persons of his/her choice including his/her own lawyer. Borrower represents that he/she is not relying on any statements, representations, or comments made by or attributable to Lender or its agents; and Borrower agrees that the terms of the written loan documents shall not be modified except by written document signed by the party to be bound. Borrower agrees that the relationship between the parties as to the loan and all transactions arising from or related to the loan is that of debtor and creditor. Borrower agrees that neither party intends this loan now or in the future to ever be a joint venture or partnership.
- B. The Lender may require an escrow account for the payment of taxes, insurance, and other matters. The Lender may not charge Borrower for escrow services, unless Lender pays Borrower interest on the Funds. However, Lender may require Borrower to pay a one-time charge for a real estate tax reporting service used by Lender in connection with this loan, unless applicable law provides otherwise. Unless a written agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower agrees that all escrow accounts are for the limited purpose of providing funds from which Lender may pay the costs of matters required to be paid by Borrower as part of the loan. Lender shall have a security interest in all escrow funds and may apply the escrow funds to the loan. Lender shall have no fiduciary duty with regard to any escrow account. By way of illustration and not by limitation, the Lender shall have no duty to pay any item for which funds are escrowed, no duty to inquire as to any bill presented for payment, no duty to contest any tax assessment, and duty to procure any insurance. If Borrower fails to fulfill any loan requirement, then Borrower shall have breached the loan agreement and shall be in default; and without curing the default Lender may fulfill the requirement and charge Borrower's loan for all costs and may use any or all of the escrow funds and all costs shall be immediately due and payable by Borrower including replacement of any escrow funds used. If Lender elects to fulfill a loan requirement, then Lender shall have no duty to act for Borrower's benefit, no duty to shop for product or price, but to the contrary may deal with itself or any affiliated person, may receive fees, commissions, or other compensation, and may act in Lender's interest only or for the interest of both Borrower and Lender. Borrower agrees that Lender's interest includes the full value of the collateral and not just the amount of the debt. Any waiver by Lender of the required escrow deposits may be revoked by Lender at its sole discretion upon notice to Borrower.
- C. The Lender may collect fees for all loan services including but not limited to recording, copying, assumptions, modifications, partial releases, fax transmission services, any other fees or charges permitted by the Government-sponsored agencies, FHA, VA, FNMA, FHLMC, or GNMA, and any fees disclosed in Lender's or Servicer's fee schedule which may change from time to time. The Security Instrument may be canceled in any manner permitted by applicable law and Lender may charge Borrower for all expenses of cancellation and may charge fees relating to the cancellation.
- D. In the event of transfer of properties described in the Security Instrument, whether the original Borrower is released from liability, in every case, the Lender may charge a transfer fee and any such action on the part of the Lender shall not in any manner be construed as releasing any person from liability for the payment of the indebtedness hereby secured unless such release is in writing and signed by Lender. The Borrower understands that the terms of this loan have been granted based upon current market conditions and his/her personal financial statements, as well as other matters considered relevant by the Lender. Accordingly, in addition to the provisions of the Security Instrument, borrower agrees that is he/she sells, leases, or conveys the property described in the Security Instrument, which secures this loan, then the Lender may accelerate the entire indebtedness or at Lender's option may require (a) a change in the current Interest Rate, or (b) a change in (or removal of) the limit on the amount of any interest rate change (if there is a

limit), or (c) a change in the Index and/or Margin, or (d) charge a transfer fee, or (e) such other reasonable modifications it deems in its best interest, or all or part of these, as a condition or conditions of Lender's waiving the option to accelerate.

- E. Lender may at its option, exhaust any one or more security interests, either concurrently or independently, and in such order as it may determine. No delay by Lender or Trustee in exercising any right or remedy under the Security Instrument, or other security interests, shall operate as a waiver of any other right or remedy or preclude the exercise thereof during the continuance of any default under the Security Instrument or any other security interests. Lender may probate or file proof of its claim with any court without waiving its rights under this Security Instrument or being deemed to have elected its remedy. If this Security Instrument is subject to a prior Security Instrument, it is further understood and agreed by and between the parties hereto that any default or failure of the Borrower herein to comply with all the terms and conditions of the prior Security Instrument is a default under the terms and conditions of this Security Instrument. Upon such default or failure or any other failure or default, the Lender may declare the indebtedness hereby secured at once due and payable and may foreclose immediately or may exercise any other right hereunder, or take any other proper action allowed by law.
- F. Without affecting the liability of Borrower or any other person for payment of any indebtedness secured hereby or for performance of any obligation contained herein, and without affecting the rights of Lender with respect to any person or security not expressly released in writing, Lender may, at any time and from time to time, and without notice or consent; (1) Release any person liable for payment of all or any part of the indebtedness or for performance of any obligation; (2) Make any agreement extending the time or otherwise altering the terms of payment of all or any part of the indebtedness or modifying or waiving any obligation, or subordinating, modifying or otherwise dealing with the security interest; (3) Exercise or refrain from exercising or waive any right Lender may have; (4) Accept additional security of any kind; (5) Release or otherwise deal with any property, real or personal, securing the indebtedness, including all or any part of the property herein described.
- G. Borrower(s) warrants the title to the real and personal property conveyed or the security interest created, represents the property has access to public roads and utilities and agrees to defend said title and hold Lender harmless from all costs, expenses and legal fees relating to any breach of warranty or misrepresentation.
- H. Borrower unconditionally assigns and transfers to Lender all the rents and revenues of the property. Borrower authorizes Lender or Lender's agents to collect the rents and revenues and hereby directs each tenant of the Property to pay the rents to Lender's agents. However, prior to Lender's notice to Borrower of Borrower's breach of any covenant or agreement in the Security Instrument, Borrower shall collect and receive all rents and revenues of the Property as trustee for the benefit of Lender and Borrower. This assignment of rents constitutes and absolute assignment and not an assignment for additional security only. If Lender gives notice of breach to Borrower; (i) all rents received by Borrower shall be held by Borrower as trustee for benefit of Lender only, to be applied to the sums secured by the Security Instrument; (ii) Lender shall be entitled to collect and receive all of the rents of the property; and (iii) each tenant of the property shall pay all rents due and unpaid to Lender or Lender's agent upon written demand to the tenant. Borrower represents that borrower has not executed any prior assignment of the rents and has not and will not perform any act that would prevent Lender from exercising its rights. Lender shall not be required to enter upon, take control of or maintain the Property before or after giving notice of breach to Borrower. However, Lender or a judicially appointed receiver may do so at any time there is a breach. Lender may apply the rents in its desecration and any application of rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of rents of the Property shall terminate when the debt secured by the Security Instrument is paid in full. Upon Lender's request, Borrower shall assign to Lender all leases of the property and all security deposits made in connection with leases of the property. Upon the assignment, Lender shall have the right to modify, extend or terminate the existing leases and to execute new leases, in Lender's sole discretion. As used in this paragraph, the word "lease" shall mean "sub-lease" if the Security Instrument is on a leasehold.
- I. The Borrower agrees that if the loan is for the purpose of repairs or construction and there is a Construction Agreement entered into by the Borrower and the Lender concerning the real property hereinabove described, then the construction agreement is hereby incorporated into this Security Instrument for all purposes and breach of the construction agreement shall be a default under this Security Instrument.

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- J. Any part of the insurance proceeds may be applied by the Lender at its option either to the reduction of the indebtedness or the repair of the property. In the event of foreclosure of the Security Instrument or other transfer of title to the Property that extinguishes the indebtedness, all right, title and interest of Borrower in and to insurance policies in force shall pass to the purchaser.
- K. The Lender is subrogated to all interests paid in whole or in part by the proceeds of the loan and to the extent allowed by law shall be entitled to all warranties, expressed or implied, in favor of Borrower.
- L. With respect to all debts secured by this Security Instrument, each maker and endorser waives all rights of exemption under the Constitution and the laws of the state where the property is located.
- M. Borrower shall not seek, agree to or make a change in the use of the property or zoning classification, unless Lender has agreed in writing to the change. Borrower shall comply with all applicable laws, ordinances, regulations and requirements of any governmental body having jurisdiction over the property.
- N. Lender may in its sole discretion, from time to time, provide Borrower statements and accountings of transactions and charges relating to the loan. These statements and accountings may describe the application of payments to principal, interest and escrow, and disclose fees charged and escrow transactions. These statements and accountings may also reconcile beginning and ending principal and escrow balances, reflect the current interest rate, and disclose the calculation of any adjustable interest rate changes. The Borrower agrees to read the statements and accountings and immediately notify Lender of any discrepancies or of any calculation which Borrower believes to be incorrect. It is agreed that the Borrower shall have one year from the date of the statement and accounting and/or interest rate adjustment within which to notify the Lender of any errors or disagreements with any data disclosed including, but not limited to principal balance, interest rate, remaining term, escrow transactions, application of payments, fees and late charges.

Unless the Lender is notified of any dispute within one year from date of the statement and accounting or the adjustable interest rate calculation, then Borrower agrees that all of his/her rights for any and all corrections, including interest rate calculations, shall be forever barred and waived.



The Borrower further acknowledges that the amount of the monthly payments as originally determined or from time to time modified may not fully amortize the loan principal and interest and borrower agrees to pay at maturity of the loan any unpaid principal balance that may remain plus interest at the last applicable rate until the principal is fully paid.

- O. All notices must be in writing. Unless applicable law requires a different method of giving notice, any notice that must be given to Borrower under this Security Instrument will be given by delivering it or mailing it by first class mail addressed to Borrower at the property address or at a different address if Borrower has given the Lender a notice of different address. Any notice that must be given to the Lender under this Security Instrument will be given by mailing if by first class mail to the Lender at the address stated in the Note or at a different address if Borrower has been given notice of that different address.
- P. For purposes of perfecting and enforcing the security interest, this Security Instrument shall be governed by the laws of the state where the property is located. For all other purposes, this Security Instrument and all actions arising from or related to this loan shall be governed by the federal laws and regulations applicable to Lender and the laws of the state in which the Lender is domiciled to the extent those state laws do not conflict with applicable federal law. Except as to foreclosure and possessory actions, all legal actions involving this security instrument and/or the loan secured thereby shall be brought and maintained only in a court of competent jurisdiction in the state of Lender's domicile or in a federal court in a state where the property is located. If, after the date hereof, enactment or expiration of applicable laws have the effect either of rendering the provisions of the Note, the Security Instrument or the Adjustable Rate Rider unenforceable according to their terms, or all or any part of the sums secured hereby uncollectible, as otherwise provided in the Security Instrument and the Adjustable Rate Rider, or of diminishing the value of Lender's security, then Lender, at Lender's option, may declare all sums secured by the Security Instrument to be immediately due and payable. In such event, Borrower shall not have the right to reinstate. If a law, which applies to this loan and which

sets maximum loan charges, is finally interpreted so that the interest or other loan charges collected or to be collected in connection with this loan exceed the permitted limits, then (i) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (ii) any sums already collected from Borrower which exceeded permitted limits will be refunded to the Borrower. The Lender may choose to make this refund by reducing the principal Borrower owes under Borrower's Note or by making a direct payment to Borrower. If a refund reduces principal, the reductions will be treated as a partial prepayment and shall not postpone or reduce any installments.

- Q. Any Controversy or claim arising out of or relating to this document or any transactions, events or contracts in any way relating to or arising from this document, shall be settled by arbitration, in accordance with the Commercial Arbitration Rules of the American Arbitration Association (AAA) and judgment upon the award rendered by the arbitrator may be entered in any Court having jurisdiction thereof. If a separate Alternative Dispute Resolution Agreement and/or Arbitration Agreement now or hereafter exists between any of the parties to this document, then all parties agree to be bound by the separate Alternative Dispute Resolution Agreement or Arbitration Agreement which shall totally supersede this arbitration provision. If the separate agreement is determined for any reason to be invalid or unenforceable, then this arbitration provision may be enforced by any party.
- R. The covenants and agreements herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and/or assigns of the parties hereto. However, in the event the Note and Security Instrument referred to herein are assigned to Federal National Mortgage Association (FNMA) or Federal Home Loan Mortgage Corporation (FHLMC), then FNMA or FHLMC shall have the option of enforcing or waiving all or part of this Special Provision Rider as to their acts and omissions; provided however any servicer or subservicer shall have the right to enforce this Special Provision Rider as to its acts and omissions. If this Special Provision Rider is reassigned by FNMA or FHLMC to any other investor, then this Special Provision Rider shall be reinstated in full force and effect without regard to any waivers by FNMA or FHLMC. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
- S. The Borrower agrees that if a mobile home, manufactured housing or similar improvement is described in the Security Instrument or on any documents referred to by the Security Instrument, then the Security Instrument shall be considered to be a Security Agreement under applicable law and shall create a security interest in favor of Lender against the personal property or fixture so described. The Borrower also represents and declares his/her intent to permanently attach and affix the mobile home/manufactured housing to the land described in the Security Instrument so that the mobile home/manufactured housing will become part of the real property. The Borrower irrevocably appoints Lender, its successor and assignees, as attorney in fact with full authority to execute any and all documents relating to titling and/or perfecting a security interest in the mobile home/manufactured housing for as long as the debt secured by this Security Instrument remains unpaid

WITNESS the hand(s) and seal(s) of the undersigned, as of December 6, 2000  
(Date)

→  (Seal) →  (Seal)  
KENNETH P. MESSAMORE Borrower LISA M. BRUNK Borrower

→ \_\_\_\_\_ (Seal) → \_\_\_\_\_ (Seal)  
Borrower Borrower

**ADJUSTABLE RATE RIDER TO SECURITY INSTRUMENT**  
**(With Lender Option to Adjust Rate Three Times at Five Year Intervals)**

THIS RIDER is made this 6th day of December 2000 and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Fixed Rate Note (With Lender Option to Adjust Rate Up to Three Times) (the "Note") to UNION PLANTERS BANK, NATIONAL ASSOCIATION (the "Lender") of the same date and covering the property described in the Security Instrument and located at:

681 CAHABA RIVER ESTATES, BIRMINGHAM, AL 35244

(Property Address)

**THE NOTE PROVIDES FOR UP TO THREE CHANGES IN THE BORROWER'S INTEREST RATE THAT MAY BE MADE AT THE EXCLUSIVE OPTION OF THE LENDER. THE NOTE LIMITS THE MAXIMUM RATE THE BORROWER MUST PAY.**

**ADDITIONAL COVENANTS.** In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

**1. OPTIONAL INTEREST RATE AND MONTHLY PAYMENT CHANGES**

The Note provides for an interest rate of Eight and Three / Quarters percent ( 8.7500 %). The Note provides for an optional change in the interest rate and monthly payment as follows:

The Lender may at its exclusive option change my interest rate and the resulting amount of my monthly payment on each Change Date (as defined below). If the Lender elects to exercise any of its options to change my interest rate and monthly payment on a Change Date, the Lender will give the Notice of Change to me as required by the Note. The Lender will in no event be obligated to exercise any of its options under the Note or to change my interest rate and monthly payment or to give me a notice if no change is made. If the Lender fails to give any Notice of Change, its right and option to change my interest rate and monthly payment will terminate as to that change only, and my monthly payment will remain the same, unless I have been given an annual statement or other statement which discloses the new rate and I have made at least one payment after the date of said statement in which event the notice shall be deemed waived and I will pay at the new rate until the next change date. Failure to exercise an option to change the interest rate and monthly payment at one option date will not affect the right to change the interest rate and monthly payment at future dates. If the Lender elects to change my interest rate and monthly payment and gives the Notice of Change to me, my interest rate and the amount of my monthly payment for the remainder of the term (or until next changed under the optional provisions) of the Note will be determined by the Lender in accordance with the provisions of the Note which follow:

**A. Change Date**

Beginning in 2006 the interest rate I will pay may change on the 1st day of January, and on that date every sixty (60) months thereafter at the option of the Lender. Each date on which the rate of interest could change is called a "Change Date".

**B. The "Index"**

If Lender elects to change my interest rate, then my rate will be based on an index. The "Index" will be the Federal National Mortgage Association's required net yield for 15-year fixed rate (Actual/Actual) whole loans subject to a 60-day mandatory delivery commitment, as made available by the Federal National Mortgage Association. The most recently available index at the close of business as of the date 45 days before, but not including the Change Date, is called the "Current Index."

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If the Index is no longer available, the Lender will choose a new index that is based upon substantially comparable information. The Lender will give me notice if its chooses another index.

**C. Calculation of Changes**

Before any of the optional Change Dates, the Lender or its agent may calculate my new interest rate by adding Two percentage point(s) ( 2.0000 %) (the "Margin") to the Current Index. The Lender will then round the result of this addition to the nearest one-eighth of one percentage point (0.125%). Subject to the limits stated in the Note, this rounded amount will be my new interest rate until the next Change Date.

If a new interest rate is calculated, the Lender will then determine the amount of the monthly payment that should be sufficient to amortize the remaining principal balance over the remaining term. The result of this calculation will be the new amount of my monthly payment.

**D. Limits on Interest Rate Change**

The yearly interest rate I am required to pay at the Change Date will not be greater than Fourteen and Three / Quarters percent ( 14.7500 %), which is called the "Maximum Rate."

**E. Effective Date of Change**

My new interest rate will become effective on the Change Date. I will pay the amount of my new monthly payment beginning on the first monthly payment date after the Change Date.

**F. Notice of Change**

The Lender will give me a notice of any change in my interest rate and the amount of my monthly payment (the "Notice of Change") at least 25, but no more than 120, calendar days before the due date of the first monthly payment at the new amount.

IN WITNESS WHEREOF, Borrower has executed this Rider to Security Instrument.  
WITNESS the hand(s) and seal(s) of the undersigned.

➔   
KENNETH P. MESSAMORE

(Seal)  
Borrower

➔   
LISA M. BRUNK

(Seal)  
Borrower

➔ \_\_\_\_\_

(Seal)  
Borrower

➔ \_\_\_\_\_

(Seal)  
Borrower

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