

STATE OF ALABAMA)
COUNTY OF SHELBY)

THIS INSTRUMENT PREPARED BY:
Wallace Ellis Fowler & Head
✓ P O Box 587
Columbiana, AL 35051

PURCHASE MONEY MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, THAT

WHEREAS, the undersigned Moiz Fouladbakhsh, a married man, is justly indebted to James Roland Pugh and Marline M. Pugh in the sum of Four Hundred Thousand and NO/100 Dollars (\$400,000.00) (the "Indebtedness") evidenced by a promissory note of even date, and

WHEREAS, it is desired by the undersigned to secure the prompt payment of the Indebtedness with interest.

NOW, THEREFORE, in consideration of the Indebtedness, and to secure the prompt payment thereof at maturity, the undersigned Moiz Fouladbakhsh (hereafter, the "Mortgagor"), does hereby grant, bargain, sell and convey unto the said James Roland Pugh and Marline M. Pugh (hereinafter, the "Mortgagee"), the following described real property (the "Property") situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to taxes for 2005 and subsequent years.

This property constitutes no part of the homestead of the Mortgagor or his spouse.

TO HAVE AND TO HOLD the above granted premises unto the Mortgagee forever; and for the purpose of further securing the payment of the Indebtedness, the undersigned agrees to pay all taxes, or assessments, when legally imposed upon the Property, and should default be made in the payment of taxes or assessments, the Mortgagee has the option of paying off them; and to further secure the Indebtedness, the undersigned agrees to keep the improvements on the 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 the Mortgagee, as the interest of the Mortgagee may appear, and promptly to deliver the policies, or any renewals of the policies, to the Mortgagee; and if the undersigned fails to keep the Property insured as above specified, or fails to deliver the insurance policies to the Mortgagee, then the Mortgagee has the option of insuring the Property for the reasonable insurable value for the benefit of the Mortgagee, the policy, if collected, to be credited on the Indebtedness, less cost of collecting same; all amounts so expended by the Mortgagee for taxes, assessments or insurance, shall become a debt to the Mortgagee, additional to the debt hereby specially secured, and shall

be covered by this Mortgage, and bear interest from the date of payment by the Mortgagee, and be at once due and payable.

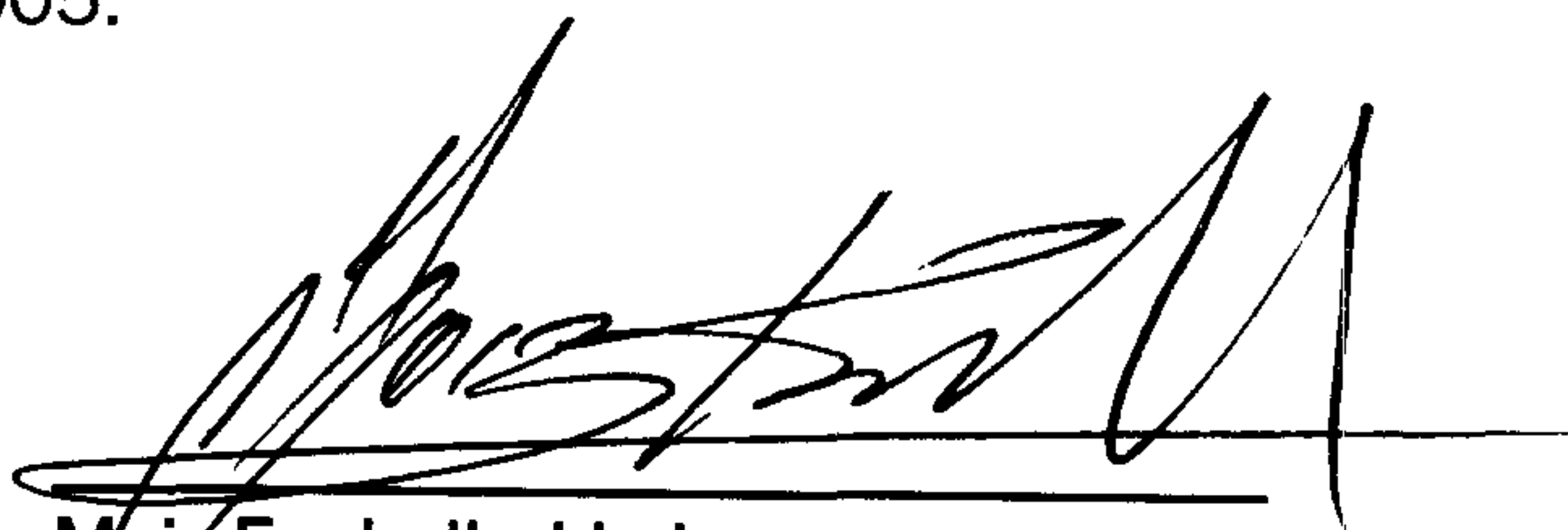
Upon condition, however, that if the Mortgagor pays the Indebtedness, and reimburses the Mortgagee for any amounts Mortgagee may have expended for taxes, assessments and insurance, and the interest thereon, then this conveyance to be null and void, but should default be made in the payment of any sum expended by the Mortgagee, or should the Indebtedness hereby secured, or any part thereof, or the interest thereon, remain unpaid at maturity, or should the interest of the Mortgagee in the 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 non-existence of the debt or any part thereof or of the lien on which such statement is based, then in any one of said events, the whole of the 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 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 Shelby County, Alabama, to sell the same in lots or parcels, or en masse, as Mortgagee may deem best, in front of the Court House door in Shelby County, 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 be necessary then to expend in paying insurance, taxes, or other encumbrances, with interest thereon; third, to the payment of the Indebtedness in full, whether or not it shall have fully matured, at the date of the sale, but no interest shall be collected beyond the day of sale; and fourth, the remainder, if any, to be turned over to the Mortgagor; and the undersigned further agrees that the Mortgagee may bid at said sale and purchase the Property, if the highest bidder therefore, as through 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 the Mortgagee 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.

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

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

IN WITNESS WHEREOF, Grantor, Moiz Fouladbakhsh, has hereunto set its signature and seal as of the 16th day of January, 2005.

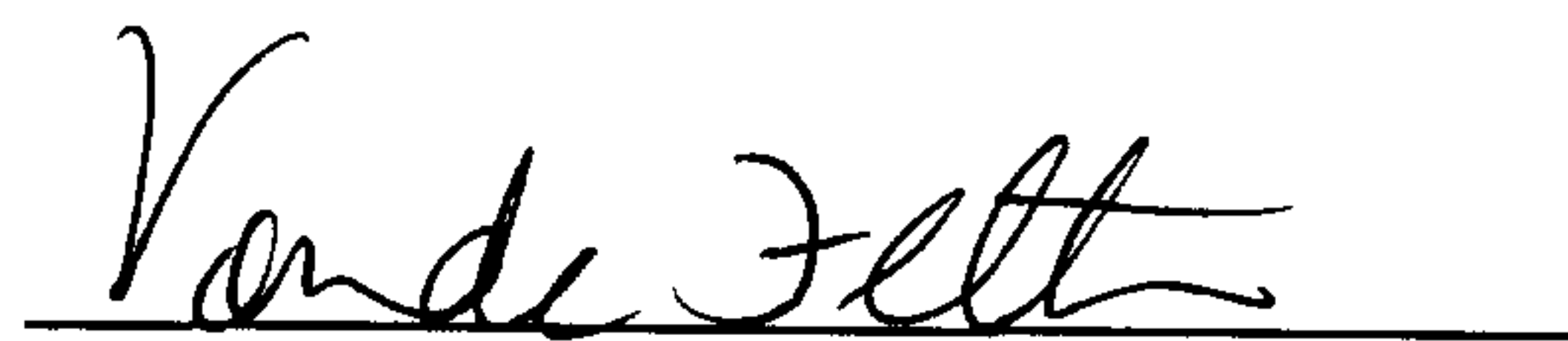
WITNESS:


Moiz Fouladbakhsh

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Moiz Fouladbakhsh, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed the contents of the conveyance, he, executed the same on the day the same bears date.

Given under my hand and seal this 16th day of February, 2005.


Notary Public

My Commission Expires: 01/02/07

EXHIBIT "A"
LEGAL DESCRIPTION

20050218000080480 Pg 4/4 620.00
Shelby Cnty Judge of Probate, AL
02/18/2005 13:56:00 FILED/CERTIFIED

A parcel of land as situated in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of section 26, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:
Commence at the intersection of the South right of way line of U. S. Highway 280 (300 foot right of way) and the Westerly right of way line of County Road 39 (right of way varies); thence run Southwesterly along the said right of way line of U. S. Highway 280 along the arc of a curve to the left having a radius of 11,309.16 feet for an arc length of 281.47 feet (delta = 01 deg. 25 min. 33 sec., chord length = 281.47 feet) to the point of beginning; thence from the chord of said curve turn an interior angle to the right of 97 deg. 02 min. 58 sec. and run Southerly for a distance of 187.42 feet; thence turn an interior angle to the left of 169 deg. 36 min. 00 sec. and run southwesterly for a distance of 211.15 feet; thence turn interior angle to the left of 195 deg. 35 min. 59 sec. and run Southerly for a distance of 208.67 feet; thence turn an interior angle to the left of 87 deg. 34 min. 00 sec. and run Westerly for a distance of 280.77 feet; thence turn an interior angle to the left of 87 deg. 57 min. 40 sec. and run Northerly for a distance of 570.39 feet to a point on the southerly right of way line of U. S. Highway 280 (300 foot right of way) to a point on a curve to the right having a radius of 11309.16 feet; thence turn an interior angle left to the chord of said curve of 97 deg. 49 min. 17 sec. and run Northeasterly for an arc length of 310.35 feet (delta = 01 deg. 34 min. 20 sec., chord length = 310.34 feet) to the point of beginning; being situated in Shelby County, Alabama.