20050914000476720 1/3 $767.00
Shelby Cnty Judge of Probate,AL
09/14/2005 11:39:38AM FILED/CERT

This instrument was prepared by:
Michael T. Atchison, Attorney At Law
PO Box 822, Columbiana, AL 35051

MORTGAGE DEED

STATE OF ALABAMA
COUNTY SHELBY

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

EDWIN B. LUMPKIN, JR., A Married **MAN**

(hereinafter called "Mortgagors", whether one or more are justly indebted to

W S QUINN ENTERPRISES INC.

(hereinafter called "Mortgagee", whether one or more),

in the sum of FIVE HUNDRED THOUSAND AND NO/100 DOLLARS ($500,000.00) evidenced by a mortgage note.

And whereas, Mortgagors agreed, in incurring said indebtedness, which this mortgage should be given to secure the prompt payment thereof.

NOW THEREFORE, in consideration of the premises, said Mortgagors,

EDWIN B. LUMPKIN, JR.

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:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

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

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To Have And To Hold the above granted property unto the said Mortgagee, Mortgagee's successors, heirs, and assigns forever; and for the purpose of further securing the payment of said indebtedness, the undersigned agrees to pay all taxes or assessments when imposed legally upon said 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 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 cost of collecting same; all amounts so expended by said Mortgagee for taxes, assessments or insurance, 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 Mortgagor pays said indebtedness, and reimburses said Mortgagee or assigns for any amounts Mortgagees 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 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 incumbrance 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 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 incumbrances, 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 agree that said Mortgagee, agents or assigns may bid at said sale and purchase said property, if the highest bidder therefor; and 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
EDWIN B. LUMPKIN, JR.
Have hereunto set their signatures and seals, this 6TH day of SEPTEMBER, 2005.

EDWIN B. LUMPKIN, JR.

STATE OF ALABAMA
SHELBY COUNTY

I, MICHAEL T. ATCHISON, a Notary Public in and for said County, in said State, hereby certify that

EDWIN B. LUMPKIN, JR.

whose names is signed 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6TH day of SEPTEMBER, 2005.

Notary Public
My commission expires: 10-16-08

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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A:
Commence at the NE corner of the SE 1/4 of the SE 1/4 of Section 20, Township 21 South, Range 2 West; thence North 85 degrees 24 minutes 58 seconds West along the North line of said 1/4-1/4 Section a distance of 42.17 feet to the point of beginning; thence continue along last described course, and along said North line a distance of 830.61 feet to a point lying on the Easterly right of way line of U.S. Highway #31 (100-foot right of way), said point also lying on a curve to the left, having a radius of 11187.91 feet, a central angle of 1 degree 04 minutes 32 seconds and subtended by a chord which bears South 22 degrees 27 minutes 33 seconds East, a chord distance of 209.99 feet; thence, leaving said North line and along said Easterly right of way line and along the arc of said curve a distance of 210.0 feet to the beginning of a compound curve to the left having a radius of 40.00 feet, a central angle of 90 degrees 21 minutes 25 seconds and subtended by a chord which bears South 68 degrees 10 minutes 32 seconds East, a chord distance of 56.74 feet; thence, leaving said right of way line and along the arc of said curve a distance of 63.08 feet; thence North 66 degrees 38 minutes 46 seconds East a distance of 10.34 feet to the beginning of a curve to the right having a radius of 280.00 feet, a central angle of 20 degrees 57 minutes 40 seconds and subtended by a chord which bears North 77 degrees 07 minutes 36 seconds East a chord distance of 101.86 feet; thence along the arc of said curve a distance of 102.43 feet; thence North 87 degrees 36 minutes 25 seconds East a distance of 590.83 feet; thence North 2 degrees 23 minutes 35 seconds West a distance of 97.40 feet to the point of beginning.

ALSO known as Lots 1, 2 and 3 according to the Map of AKM COMMERCE PARK, as recorded in Map Book 28, Page 1, in the Probate Office of Shelby County, Alabama.

PARCEL B:
Commence at the NE corner of the SE 1/4 of the SE 1/4 of Section 20, Township 21 South, Range 2 West; thence North 85 degrees 24 minutes 58 seconds West along the North line of said 1/4-1/4 Section a distance of 42.17 feet; thence, leaving said North line South 2 degrees 23 minutes 35 seconds East a distance of 157.40 feet to the point of beginning; thence continue along last described course a distance of 104.68 feet; thence South 73 degrees 11 minutes 41 seconds West a distance of 644.23 feet to a point lying on the Easterly right of way line of U.S. Highway #31 (100-foot right of way), said point also lying on a curve to the right having a radius of 11187.91 feet, a central angle of 1 degrees 04 minutes 31 seconds and subtended by a chord which bears North 24 degrees 15 minutes 15 seconds West a chord distance of 209.97 feet; thence along said Easterly right of way line and along the arc of said curve a distance of 209.98 feet to the beginning of a compound curve to the right having a radius of 40.00 feet, a central angle of 90 degrees 21 minutes 45 seconds and subtended by a chord which bears North 21 degrees 27 minutes 53 seconds East, a chord distance of 56.75 feet; thence, leaving said right of way line and along the arc of said curve a distance of 63.09 feet; thence North 66 degrees 38 minutes 46 seconds East a distance of 10.34 feet to the beginning of a curve to the right having a radius of 220.00 feet, a central angle of 20 degrees 57 minutes 40 seconds and subtended by a chord which bears North 77 degrees 07 minutes 36 seconds East a chord distance of 80.04 feet; thence along the arc of said curve a distance of 80.48 feet; thence North 87 degrees 36 minutes 25 seconds East a distance of 590.83 feet to the point of beginning.

ALSO known as Lots 32, 33 and 34, according to the Map of AKM COMMERCE PARK, as recorded in Map Book 28, Page 1, in the Probate Office of Shelby County, Alabama.

According to survey of R.C. Farmer, RLS #14720, dated September 28, 2000.