This instrument was prepared by:
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PO Box 822, Columbiana, AL 35051

MORTGAGE DEED

20060213000072120 1/2 $267.20
Shelby Cnty Judge of Probate, AL
02/13/2006 02:48:42PM FILED/CERT

STATE OF ALABAMA
COUNTY SHELBY

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

WYNDSOR TRACE, LLC, an Alabama limited liability company

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

GARY D. BARNETT

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

in the sum of ONE HUNDRED SIXTY-EIGHT THOUSAND, SEVEN HUNDRED FIFTY DOLLARS AND NO/100 DOLLARS ($168,750.00) 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,

WYNDSOR TRACE, LLC, an Alabama limited liability company

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:

PARCEL I:
Begin at a concrete monument locally known as the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 9, Township 19 South, Range 2 East; thence North 89 degrees 06 minutes 31 seconds East along the North line of said 1/4-1/4 Section and run 1023.14 feet to a 5/8-inch rebar; thence South 00 degrees 33 minutes 32 seconds East and run 374.78 feet to a 5/8-inch capped rebar; thence South 50 degrees 24 minutes 07 seconds West and run 298.89 feet to a 5/8-inch rebar; thence South 46 degrees 08 minutes 44 seconds West and run 420.13 feet to a 5/8-inch rebar; thence South 43 degrees 18 minutes 21 seconds East and run 420.10 feet to a 5/8-inch rebar on the Northerly right of way line of County Road No. 81, said point being on a curve to the right having a central angle of 22 degrees 06 minutes 26 seconds and a radius of 878.86 feet; thence along the chord of said curve South 71 degrees 47 minutes 46 seconds West and run a chord distance of 335.50 feet to a point on the North right of way line of County Road No. 83; thence along last right of way line North 83 degrees 01 minutes 46 seconds West and run 453.96 feet to a 5/8-inch capped rebar on the West line of said 1/4-1/4 Section; thence along said 1/4-1/4 line North 00 degrees 35 minutes 12 seconds West and run 1195.93 feet back to the point of beginning.
According to survey of Brad S. Lucas, PLS #23005, dated April 4, 2001.

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

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

WYNDSOR TRACE, LLC, an Alabama limited liability company

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Has hereunto set its signature and seal, this 13 day of ~~December~~ January, 2005.

WYNDSOR TRACE, LLC

by: Gary D. Barnett, its member

by: Christopher DeLucia, its member

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that

Gary D. Barnett and Christopher DeLucia,

whose names as members of WYNDSOR TRACE, LLC, are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that being informed of the contents of the conveyance , they executed the same voluntarily on the day the same bears date, for and as the act of said limited liability company..

Given under my hand and official seal this 13th day of ~~December~~ January, 2006.

Notary Public

My commission expires:

MIKE T. ATCHISON NOTARY PUBLIC ALABAMA STATE