20060317000125640 1/3 \$617.00 Shelby Cnty Judge of Probate, AL 03/17/2006 01:31:27PM FILED/CERT

Name:

James F. Burford, III

Address:

13/18 Alford Avenue, Suite 101

Birmingham, Alabama 35226

MORTGAGE

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that whereas the undersigned Chandler Property, LLC is/are justly indebted to John C. Hearn in the sum of Four Hundred Thousand and 00/100 Dollars (\$400,000.00) evidenced by promissory note bearing even date herewith and whereas it is desired by the undersigned to secure the prompt payment of said indebtedness with interest when the same falls due,

NOW, THEREFORE, in consideration of the said indebtedness, and to secure the prompt payment of the same at maturity, the undersigned, Chandler Property, LLC do, or does, hereby grant, bargain, sell and convey unto the said John C. Hearn (hereinafter called Mortgagee) the following described real property situated in <u>Shelby</u> County, Alabama, to-wit:

Being the Southeast 1/4 of the Northwest 1/4; the Northeast 1/4 of the Northeast 1/4, and the Northwest 1/4 of the Northeast 1/4 of Section 12, Township 19 South, Range 1 East, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

The property is further more particularly described on Exhibit A attached hereto and incorporated by reference herein.

All sums due under the note secured by this Mortgage shall be at once due and payable upon the sale of the property described in this Mortgage.

Said property is warranted free from all encumbrances and against any adverse claims.

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 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 said Mortgage, as the interest of said Mortgagee may appear, and promptly to deliver said polices, or any renewals of said polices, or any renewals of said polices, to said Mortgagee; and if undersigned fail to keep said property insured as above specified, or fail to deliver said insurance polices to said Mortgagee then said Mortgagee has the option of insuring property for said sum for the benefit of said Mortgagee, 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, additional to the debt hereby specially secured, and shall be covered by the mortgage, and bear interest from the date of payment by said Mortgage, and be at once due and payable.

Upon condition, however, that if the said Mortgagor pays said indebtedness, and reimburses said 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 payment of any sum expended by the said Mortgagee, 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 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, or if any statement of lien is filed under the Statutes of Alabama relating to 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 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 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 said County and State, to sell the same in lots or parcels, on en masse, as Mortgagee may deem best, in front of the Courthouse door in said County, at public outcry, to the highest bidder for cash and apply the proceeds of said sale, First, to the expense of advertising, selling and conveying, including a reasonable attorney's fee; Second, to payment of any amounts that may have been expended, or that it may necessary then to expended in paying insurance, taxes, or other encumbrances, with interest thereon; Third, to 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 remainder, if any, to be turned over to the said Mortgagor; and the undersigned, further agree that said Mortgagee may bid at said sale and purchase said property, if the highest bidder therefor, 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 undersigned further agree to pay a reasonable attorney's fee to said Mortgagee for the foreclosure of this mortgage in Chancery, should the same be so foreclosed, said fee to be a part of the debt hereto secured.

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

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the $\frac{U}{\text{day of }}$ day of March, 2006.

CAUTION: YOU MUST THOROUGHLY READ THIS CONTRACT BEFORE SIGNING IT.

Chandler Property, LLC,

By: Cull Goggans
Randall H. Goggans

<u>Its: Manager</u>

STATE OF ALABAMA JEFFERSON COUNTY

LLC ACKNOWLEDGMENT

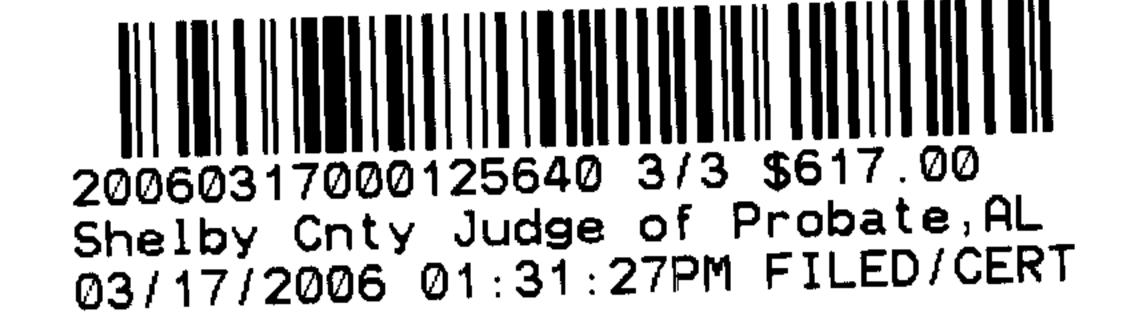
I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Randall H. Goggans as Manager of Chandler Property, LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, in their capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this \underline{C} day of March, 2006.

Notary Public
My Commission Expires:

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EXITBIT



The NW1/4-NE1/4, NE1/4-NE1/4 and the SE1/4-NW1/4 all in Section 12, Township 19 South: Range 1 East, Shelby County, Alabams and being more particularly described as follows: For a POINT OF BEGINNING, commence at the Northeast. corner of said Section 12 and proceed S 3'27'48"W along the East-boundary of agid Section for 1318.49 feet to the Southeast corner of the NET/4-NET/4; thence N 88"17"22"W 289.97 feet: thence NBU 42'55"W 1009.28 feet to the. Southwest comer of saidNE1/4-NE1/4; thence N.86 42'33"W along the South boundary of the NW1/4-NE1/4 for 1301.30 feut to the Southwest corner of said NW1/4-NE1/4: thence S 2°04/33"W dicing the Edet boundary of the SE1/4-NW1/4 for 1328.12 feet to the Southeast corner of soid SE1/4-NW1/4; thence N.87706'01"W along the South boundary of said SE1/4-NW1/4 for 1289.47 feet to the Southwest corner of said SE1/4-NW1/4; thence N 0°53'52"E along the West boundary of said SE1/4-NW1/4 for 1313.08 fnet to the Northwest corner of said SE1/4-NW1/4; thence S 87'47!02"E glong the Morth boundary of said SE1/4-NW1/4 for 1316.34 feet to the Northeast comer of said SE1/4-NW1/4; thence N 12510"E along the West boundary of the diarementioned NW1/4-NE1/4 for 1301.08 feet to the Northwest comer of said W/1/4-NE1/4: thenca.5 87*16'39"E along the North boundary of said NW1/4-NE1/4 for 1328.81 feet to the Northeast corner of said NW1/4-NE1/4; thence S 8716'39"E along the North boundary of the aforementioned NE1/4-NE1/4 for 1328.81 feet, back to the POINT-OF BEGINNING, containing 118.30 acres, more or less.