

MORTGAGE

MIN 100037506560325343

THIS MORTGAGE is made this 29 Sonya F Thomas, unmarried

day of April, 2006

, between the Grantor,

(herein "Borrower"), and the Mortgagee,

Mortgage Electronic Registration Systems, Inc. ("MERS"), (solely as nominee for Lender, as hereinafter defined, and Lender's successors and assigns). MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS. GMAC Mortgage Corporation DBA

ditech.com existing under the laws of Commonwealth of Pennsylvania

("Lender") is organized and , and has an address of

3200 Park Center Dr. Suite 150, Costa Mesa, CA 92626

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$30,000.00 , which indebtedness is evidenced by Borrower's note dated April 29, 2006 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2016

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby grant and convey to MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS, with power of sale, the following described property located in the County of Shelby

, State of Alabama:

The Assessor's Parcel Number (Property Tax ID#) for the Real Property is 157350000002001.

which has the address of 100 Foster Rd Columbiana

[Street]

[City], Alabama 35051-3210 [ZIP Code] ("Property Address");

TO HAVE AND TO HOLD such property unto MERS (solely as nominee for Lender and Lender's successors and assigns), and to the successors and assigns of MERS, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Mortgage; but, if necessary to comply with law or custom, MERS, (as nominee for Lender and Lender's successors and assigns), has the right: to exercise any or all of those interest, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing or canceling this Mortgage.

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 covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of

record.

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

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.

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ALABAMA - SECOND MORTGAGE - 1/80 - FNMA/FHLMC UNIFORM INSTRUMENT WITH MERS

Form 3801

VME-76N(AL) (0307)

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'2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Mortgage and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional lender.

If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings 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 the sums secured by this Mortgage.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender

any amount necessary to make up the deficiency in one or more payments as Lender may require.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 17 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Mortgage.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under

paragraph 2 hereof, then to interest payable on the Note, and then to the principal of the Note.

4. Prior Mortgages and Deeds of Trust; Charges; Liens. Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any.

5. Hazard 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 such other hazards as Lender may require and in

such amounts and for such periods as Lender may require.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

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.

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortgage.

6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments. Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit

development, and constituent documents.

7. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such action as is necessary to protect Lender's interest. If Lender required mortgage insurance as a condition of making the loan secured by this Mortgage, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, at the Note rate, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof. Nothing contained in this

paragraph 7 shall require Lender to incur any expense or take any action hereunder.

8. Inspection. Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lender's interest in the Property.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which

10. 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 Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

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- 11. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 16 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who co-signs this Mortgage, but does not execute the Note, (a) is co-signing this Mortgage only to mortgage, grant and convey that Borrower's interest in the Property to Lender under the terms of this Mortgage, (b) is not personally liable on the Note or under this Mortgage, and (c) agrees that Lender and any other Borrower hereunder may agree to extend, modify, forbear, or make any other accommodations with regard to the terms of this Mortgage or the Note without that Borrower's consent and without releasing that Borrower or modifying this Mortgage as to that Borrower's interest in the Property.
- 12. Notice. Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by delivering it or by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.
- 13. Governing Law; Severability. The state and local laws applicable to this Mortgage shall be the laws of the jurisdiction in which the Property is located. The foregoing sentence shall not limit the applicability of federal law to this Mortgage. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of this Mortgage and the Note are declared to be severable. As used herein, "costs," "expenses" and "attorneys' fees" include all sums to the extent not prohibited by applicable law or limited herein.
- 14. Borrower's Copy. Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation hereof.
- 15. Rehabilitation Loan Agreement. Borrower shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, repair, or other loan agreement which Borrower enters into with Lender. Lender, at Lender's option, may require Borrower to execute and deliver to Lender, in a form acceptable to Lender, an assignment of any rights, claims or defenses which Borrower may have against parties who supply labor, materials or services in connection with improvements made to the Property.
- 16. 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 Mortgage. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Mortgage.

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 Mortgage. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Mortgage without further notice or demand on Borrower.

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

17. Acceleration; Remedies. Except as provided in paragraph 16 hereof, upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Lender prior to acceleration shall give notice to Borrower as provided in paragraph 12 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 10 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage and sale of 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 nonexistence of a default or any other defense of Borrower to acceleration and sale. If the breach is not cured on or before the date specified in the notice, Lender, at Lender's option, may declare all of the sums secured by this Mortgage to be immediately due and payable 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 reasonable costs and expenses incurred in pursuing the remedies provided in this paragraph 17, including, but not limited to, reasonable attorneys' fees.

If Lender invokes the power of sale, Lender shall mail a copy of a notice of sale to Borrower in the manner provided in paragraph 12 hereof. Lender shall publish the notice of sale once a week for three consecutive weeks in some newspaper published in Shelby

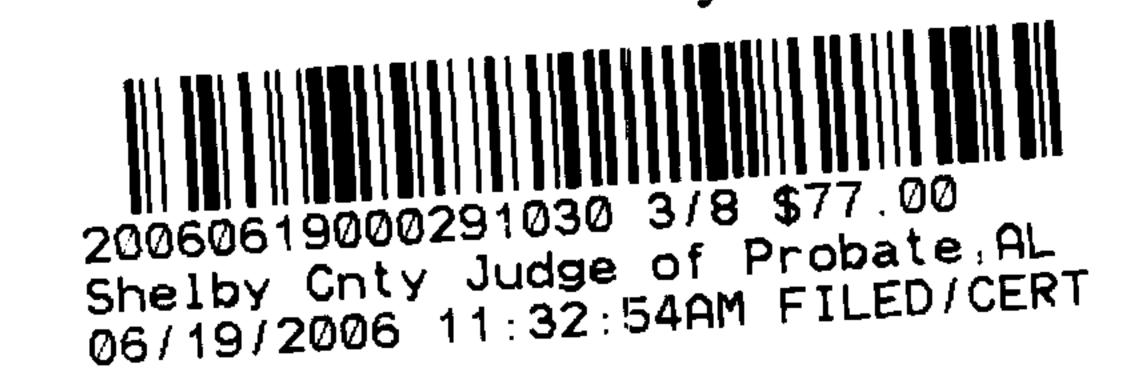
County, Alabama, and thereupon shall sell the Property to the highest bidder at public auction at the front door of the County Courthouse of said County. Lender shall deliver to the purchaser Lender's deed conveying the Property so sold. Lender or Lender's designee may purchase the Property at any sale. Borrower covenants and agrees that the proceeds of the sale shall be applied in the following order: (a) to all reasonable costs and expenses of the sale, including, but not limited to, reasonable attorneys' fees and costs of title evidence; (b) to all sums secured by this Mortgage; and (c) the excess, if any, to the person or persons legally entitled thereto.

18. Borrower's Right to Reinstate. Notwithstanding Lender's acceleration of the sums secured by this Mortgage due to Borrower's breach, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time prior to the earlier to occur of (i) the fifth day before sale of the Property pursuant to the power of sale contained in the Mortgage or (ii) entry of a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage and the Note had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage, and in enforcing Lender's remedies as provided in paragraph 17 hereof, including, but not limited to, reasonable attorneys' fees; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

19. Assignment of Rents; Appointment of Receiver; Lender in Fossession. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 17 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

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Form 3801

'Upon acceleration under paragraph 17 hereof or abandonment of the Property, Lender, in person, by agent or by judicially appointed receiver, shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collections of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Mortgage. Lender and the receiver shall be liable to account only for those rents actually received.

- 20. Release. Upon payment of all sums secured by this Mortgage, this Mortgage shall become null and void and Lender shall release this Mortgage without charge to Borrower. Borrower shall pay all costs of recordation, if any.
- 21. Waiver of Homestead, Dower and Curtesy. Borrower hereby waives all rights of homestead exemption in the Property and relinquishes all right of dower and curtesy in the Property.

REQUEST FOR NOTICE OF DEFAULT -AND FORECLOSURE UNDER SUPERIORMORTGAGES OR DEEDS OF TRUST

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, of any default under the superior encumbrance and of any sale or other foreclosure action.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

| Signed, sealed and delivered in the presen | nce of: | |
|--|---|--|
| Jonna F. Momas | (Saa1) | (Seal) |
| Sonya F. Thomas | (Seal) -Borrower | -Borrower |
| | | |
| | (Seal) | (Seal) |
| | -Borrower | -Borrower |
| | (Seal) | (Seal) |
| | -Borrower | -Borrower |
| | | |
| | (Seal) -Borrower | -Borrower |
| | | |
| | | (Sign Original Only) |
| On this 29th day of | Apric, 2006, a Notary Public in an | County ss: , I, W. Joseph Kisar and for said county and in said state, hereby certify that |
| conveyance, he/she/they executed the san Given under my hand and seal of of | ne voluntarily and as his/her/their day | , whose name(s) is/are signed to the fore me that, being informed of the contents of the act on the day the same bears date. |
| My Commission Expires: 3/2/07 | Notary P | ublic / Marian and a second and |
| This instrument was prepared by Zacha | ry Smith | 20060619000291030 4/8 \$77.00 Shelby Cnty Judge of Probate,AL 06/19/2006 11:32:54AM FILED/CERT |

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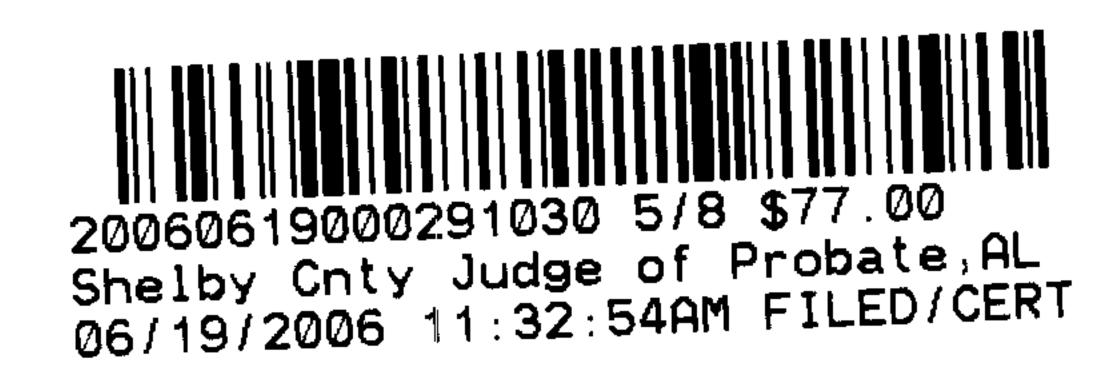


EXHIBIT A

SITUATED IN THE COUNTY OF SHELBY, AND STATE OF ALABAMA:

FROM THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; PROCEED NORTH 01 DEGREES 00 MINUTES 43 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID NORTHWEST 1/4 SOUTHWEST 1/4 A DISTANCE OF 200.57 FEET; THENCE TURN 92 DEGREES 55 MINUTES 45 SECONDS LEFT AND PROCEED SOUTH 88 DEGREES 05 MINUTES WEST A DISTANCE OF 476.6 FEET; THENCE TURN 97 DEGREES 30 MINUTES 05 SECONDS RIGHT AND PROCEED NORTH 05 DEGREES 35 MINUTES EAST A DISTANCE OF 486.95 FEET; THENCE TURN 00 DEGREES 18 MINUTES LEFT AND PROCEED NORTH 05 SECONDS 17 SECONDS EAST A DISTANCE OF 304.66 FEET; THENCE TURN 81 DEGREES 46 MINUTES LEFT AND PROCEED NORTH 76 DEGREES 29 MINUTES WEST A DISTANCE OF 63.0 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE NORTH 76 DEGREES 29 MINUTES WEST A DISTANCE OF 190.0 FEET; THENCE TURN 90 DEGREES LEFT AND PROCEED SOUTH 13 DEGREES 31 MINUTES WEST A DISTANCE OF 230 FEET; THENCE TURN 90 DEGREES LEFT AND PROCEED SOUTH 76 DEGREES 29 MINUTES EAST A DISTANCE OF 190 FEET; THENCE TURN 90 DEGREES LEFT AND PROCEED NORTH 13 DEGREES 31 MINUTES EAST A DISTANCE OF 230.0 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND.

ALSO AN EASEMENT FOR AN ACCESS ROAD, SAID EASEMENT BEING 20 FEET IN WIDTH, THE CENTERLINE OF SAME BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; FROM THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 1 WEST; PROCEED NORTH 01 DEGREES 00 MINUTES 43 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID NORTHWEST 1/4 SOUTHWEST 1/4 A DISTANCE OF 200.57 FEET; THENCE SOUTH 88 DEGREES 05 MINUTES WEST A DISTANCE OF 476.6 FEET; THENCE NORTH 05 DEGREES 35 MINUTES EAST A DISTANCE OF 486.95 FEET; THENCE NORTH 05 DEGREES 17 MINUTES EAST A DISTANCE OF 304.66 FEET;

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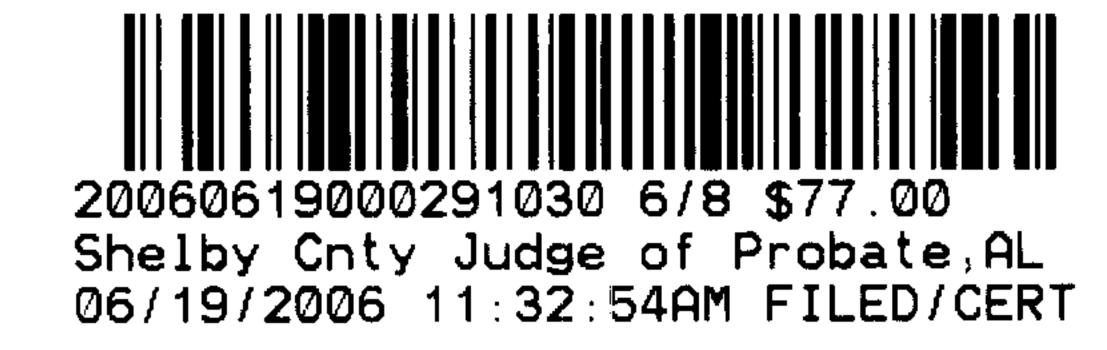


EXHIBIT A (continued)

THENCE NORTH 76 DEGREES 29 MINUTES WEST A DISTANCE OF 63 FEET TO THE NORTHEAST CORNER OF THE ABOVE DESCRIBED 1 ACRE PARCEL; THENCE TURN 90 DEGREES LEFT AND PROCEED SOUTH 13 DEGREES 31 MINUTES WEST ALONG THE EAST BOUNDARY OF SAID 1 ACRE PARCEL A DISTANCE OF 230.0 FEET TO THE SOUTHEAST CORNER OF SAID 1 ACRE PARCEL THENCE TURN 90 DEGREES RIGHT AND PROCEED NORTH 76 DEGREES 29 MINUTES WEST ALONG THE SOUTH BOUNDARY OF SAID 1 ACRE PARCEL A DISTANCE OF 70 FEET TO A POINT IN THE CENTER OF SAID 20 FOOT EASEMENT AND BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED ROAD EASEMENT; THENCE PROCEED ALONG THE CENTER LINE OF SAID EASEMENT THE FOLLOWING COURSES; SOUTH 83 DEGREES 29 MINUTES WEST, 118.4 FEET; THENCE NORTH 44 DEGREES 54 MINUTES WEST, 144.00 FEET; THENCE NORTH 59 DEGREES 04 MINUTES WEST, 231.1 FEET TO THE POINT OF ENDING OF THE CENTERLINE OF THE ABOVE DESCRIBED 20 FOOT EASEMENT AND BEING THE POINT OF BEGINNING OF THE NORTHERLY BOUNDARY OF A 10 FOOT EASEMENT, THENCE PROCEED SOUTH 70 DEGREES 50 MINUTES WEST ALONG THE NORTHERLY BOUNDARY OF SAID 10 FOOT EASEMENT A DISTANCE OF 302.59 FEET; THENCE PROCEED SOUTH 53 DEGREES 29 MINUTES WEST ALONG THE NORTHERLY BOUNDARY OF SAID 10 FOOT EASEMENT A DISTANCE OF 66.0 FEET; THENCE PROCEED SOUTH 32 DEGREES 01 MINUTES WEST ALONG THE NORTHERLY BOUNDARY OF SAID 10 FOOT EASEMENT A DISTANCE OF 121.47 FEET TO A POINT ON THE EAST RIGHT OF WAY BOUNDARY OF COUNTY HIGHWAY NO. 47, THE POINT OF TERMINATION OF HEREIN DESCRIBED 10 FOOT EASEMENT.

ALSO A 10 FOOT EASEMENT FOR AN ACCESS ROAD TO THE ABOVE DESCRIBED 1 ACRE PARCEL OF LAND, THE SOUTH BOUNDARY OF SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 1 WEST; PROCEED NORTH ALONG THE EAST BOUNDARY OF SAID FORTY A DISTANCE OF 200.57 FEET; THENCE SOUTH 88 DEGREES 05 MINUTES WEST A DISTANCE OF 476.5 FEET; THENCE PROCEED NORTH 05 DEGREES 35 MINUTES EAST A DISTANCE OF 486.95 FEET; THENCE PROCEED NORTH 05 DEGREES 17 MINUTES EAST A DISTANCE OF 304.66 FEET; THENCE PROCEED NORTH

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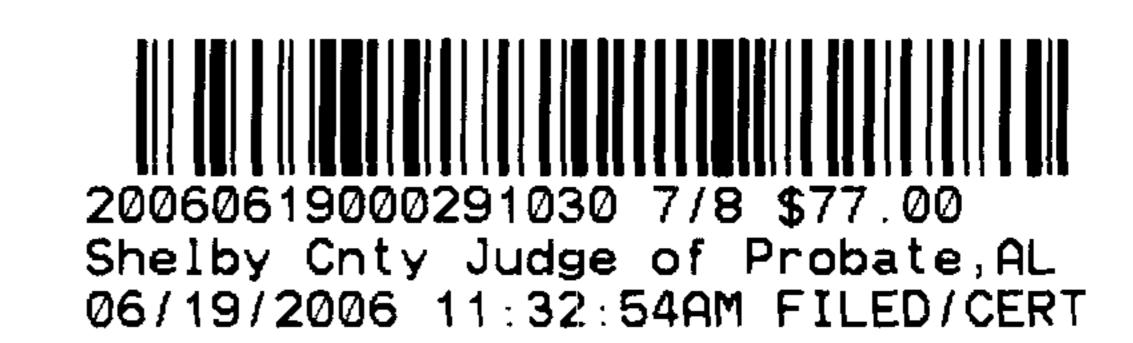


EXHIBIT A (continued)

76 DEGREES 29 MINUTES WEST A DISTANCE OF 63 FEET TO THE NORTHEAST CORNER OF THE ABOVE DESCRIBED 1 ACRE PARCEL; THENCE PROCEED SOUTH 13 DEGREES 31 MINUTES WEST ALONG THE EAST BOUNDARY OF SAID 1 ACRE PARCEL A DISTANCE OF 230 FEET; THENCE PROCEED NORTH 76 DEGREES 29 MINUTES WEST ALONG THE SOUT BOUNDARY OF SAID 1 ACRE PARCEL A DISTANCE OF 70 FEET TO A POINT IN THE CENTER OF THE ABOVE DESCRIBED 20 FOOT EASEMENT; THENCE PROCEED ALONG THE CENTERLINE OF SAID 20 FOOT EASEMENT THE FOLLOWING COURSES: SOUTH 83 DEGREES 29 MINUTES WEST, 118.4 FEET; NORTH 44 DEGREES 54 MINUTES WEST 144.0 FEET; NORTH 59 DEGREES 04 MINUTES WEST A DISTANCE OF 231.1 FEET TO THE POINT OF BEGINNING OF THE SOUTHERLY BOUNDARY OF A 10 FOOT EASEMENT; THENCE PROCEED ALONG THE SOUTHERLY BOUNDARY OF SAID 10 FOOT EASEMENT THE FOLLOWING COURSES: SOUTH 70 DEGREES 50 MINUTES WEST, 302.59 FEET; SOUTH 53 DEGREES 29 MINUTES WEST, 66.0 FEET; SOUTH 32 DEGREES 01 MINUTES WEST ALONG THE SOUTHERLY BOUNDARY OF SAID 10 FOOT EASEMENT A DISTANCE OF 121.47 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY BOUNDARY OF COUNTY HIGHWAY NO. 47, BEING THE POINT OF TERMINATION OF HEREIN DESCRIBED 10 FOOT EASEMENT.

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, PROCEED SOUTH 01 DEGREE 00 MINUTES 43 SECONDS WEST ALONG THE EAST BOUNDARY OF SAID NORTHWEST 1/4 SOUTHWEST 1/4 A DISTANCE OF 117.10 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 01 DEGREE 00 MINUTES 43 SECONDS WEST ALONG THE EAST BOUNDARY OF SAID FORTY A DISTANCE OF 1006.42 FEET; THENCE PROCEED SOUTH 88 DEGREES 04 MINUTES 58 SECONDS WEST A DISTANCE OF 476.6 FEET; THENCE PROCEED NORTH 05 DEGREES 35 MINUTES 03 SECONDS EAST A DISTANCE OF 486.95 FEET; THENCE PROCEED NORTH 05 DEGREES 16 MINUTES 47 SECONDS EAST A DISTANCE OF 304.66 FEET; THENCE PROCEED NORTH 76 DEGREES 28 MINUTES 57 SECONDS WEST A DISTANCE OF 70.0 FEET; THENCE PROCEED NORTH 13 DEGREES 25 MINUTES 41 SECONDS WEST A

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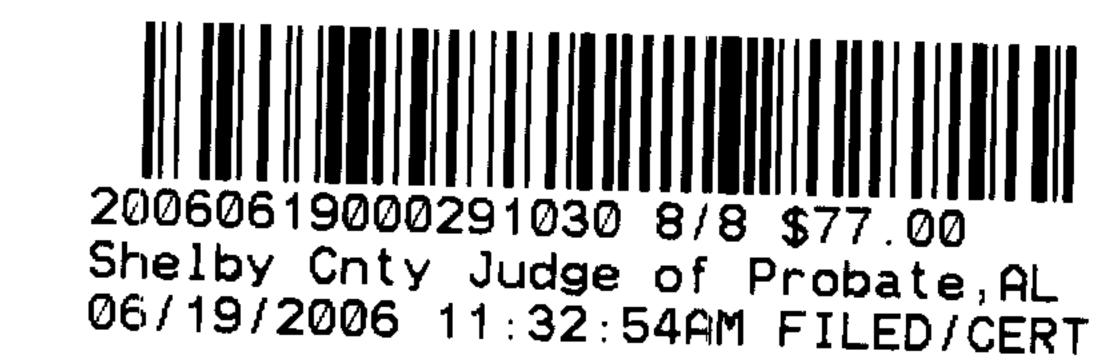


EXHIBIT A (continued)

DISTANCE OF 95.77 FEET; THENCE PROCEED NORTH 76 DEGREES 13 MINUTES 26 SECONDS EAST A DISTANCE OF 524.05 FEET TO THE POINT OF BEGINNING. CONTAINING 9.91 ACRES.

THE ABOVE DESCRIBED PROPERTY IS LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA.

Permanent Parcel Number: 15735000006001

(Parcel #1)

157350000002000

(Parcel #2)

SONYA F. THOMAS

100 FOSTER ROAD, COLUMBIANA AL 35051

Loan Reference Number : 656032534/5582062

First American Order No: 9644475

Identifier: FIRST AMERICAN LENDERS ADVANTAGE

THOMAS 9644475

FIRST AMERICAN LENDERS ADVANTAGE MORTGAGE

When recorded mail to:

FIRST AMERICAN TITLE INSURANCE LENDERS ADVANTAGE 1228 EUCLID AVENUE, SUITE 400 CLEVELAND, OHIO 44115 ATTN: NATIONAL RECORDINGS