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294.50

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Shelby Cnty Judge of Probate, AL
02/22/2007 09:26:17AM 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 of Shelby

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

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

Jerry W. Huff (hereinafter called "Mortgagee", whether one or more),

in the sum of $185,000.00 evidenced by a real estate mortgage note of even date.

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, Arcwall, LLC 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:

A parcel of land in the Southwest Quarter of the Northeast Quarter of Section 26, Township 21 South, Range 1 West, being the same land described in a deed to Jerry Huff, recorded in Instrument #1999-19807, of the real property records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Commencing at a 2-inch iron pipe, found at the Northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 26; thence South 89 degrees 18 minutes 00 seconds West along the North line of said sixteenth Section, a distance of 154.5 feet to a point; thence South 03 degrees 59 minutes 34 seconds East a distance of 93.84 feet to the point of beginning; thence South 03 degrees 59 minutes 34 seconds East a distance of 10.71 feet to an iron found at a fence corner; thence South 00 degrees 57 minutes 30 seconds East along an existing fence, a distance of 49.77 feet to a point; thence North 85 degrees 14 minutes 45 seconds West, a distance of 46.79 feet to a ½-inch rebar, found; thence North 67 degrees 33 minutes 28 seconds West a distance of 127.00 feet to an iron, found on the West right of way of State Highway No. 25; thence North 25 degrees 48 minutes 13 seconds East along said right of way a distance of 77.86 feet to a point; thence South 64 degrees 15 minutes 03 seconds East, a distance of 142.75 feet to the point of beginning.

The above description includes Lot 2-A2, according to the survey of Strickland Re-Subdivision of Lot 2, Re-Subdivision of Lot 2-A, as recorded in Map Book 36, Page 130, in the Probate Office of Shelby County, Alabama, together with a parcel of land situated in the Southwest Quarter of the Northeast Quarter of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama.

Together with an easement in the West Half of the Northeast Quarter of Section 26, Township 21 South, Range 1 West, being across the land described in a deed to Jerry Huff, recorded in Instrument #1999-19807, of the real property records of Shelby County, Alabama, said easement being more particularly described as follows:

Commencing at a 2-inch iron pipe, found at the Northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 26; thence South 89 degrees 18 minutes 00 seconds West, along the North line of said sixteenth Section, a distance of 147.25 feet to the point of beginning; thence

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South 03 degrees 59 minutes 34 seconds East, a distance of 39.23 feet to a point; thence South 25 degrees 33 minutes 55 seconds West a distance of 50.85 feet to a point on the North line of the above described parcel; thence North 64 degrees 15 minutes 03 seconds West along said North line a distance of 15.00 feet to a point; thence North 25 degrees 33 minutes 55 seconds East, a distance of 46.84 feet to a point; thence North 03 degrees 59 minutes 34 seconds West a distance of 59.76 feet to a point; thence North 76 degrees 46 minutes 02 seconds West, a distance of 79.91 feet to a point on the West right of way of Alabama Highway No. 25; thence North 25 degrees 41 minutes 20 seconds East along said right of way, a distance of 15.36 feet to a point; thence South 76 degrees 46 minutes 02 seconds East a distance of 87.65 feet to a point; thence South 03 degrees 59 minutes 34 seconds East a distance of 35.54 feet to the point of beginning.

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 encumbrance 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 encumbrances, 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 therefore; 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 Arcwall, LLC has hereunto set its signature and seal, this 15th day of February, 2007.

Arcwall, LLC:

By: Gregory S. Rushton, its Member

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STATE OF ALABAMA
COUNTY of Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Arcwall, LLC, by Gregory S. Rushton, its Member whose name(s) is/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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of February, 2007.

NOTARY PUBLIC

Notary Public
My commission expires: 10/16/08