

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**FIRST REAL ESTATE MORTGAGE  
AND FIXTURE FILING**

This MORTGAGE made and entered into as of the date set forth below, by **IFKA REALTY INVESTMENTS CORP**, a Florida corporation (hereinafter referred to as "Mortgagor") in favor of **Colonial Bank, National Association**, 1200 Brickell Avenue, Tenth Floor, Miami, Florida 33131 (hereinafter referred to as "Mortgagee").

**W I T N E S S E T H:**

WHEREAS, Mortgagor is justly indebted to Mortgagee and hereby executes this Mortgage to secure the payment of **FOUR HUNDRED NINETY FIVE THOUSAND AND NO/100 DOLLARS (\$495,000.00)** as evidenced by a promissory note of even date herewith in the principal amount of \$495,000.00, to be advanced pursuant to the terms of the Loan and Security Agreement of even date herewith, and which is to be paid in accordance with the terms of said note, and any renewals, extensions, or modifications thereof.

In consideration of Mortgagee's extension of the above- referenced credit and as an inducement to Mortgagee to extend such credit and, in consideration of Mortgagee agreeing to extend said credit on the terms and conditions as set out in the aforementioned note, the Mortgagor has agreed that this mortgage should be given to secure the timely payment of the aforementioned note and all other indebtedness of Mortgagor to Mortgagee as well as Mortgagor's performance of its obligations as set out herein and in the promissory note and Loan Documents of even date herewith which are made a part hereof by reference as if fully set forth herein.

NOW, THEREFORE, Mortgagor and all others executing this Mortgage, in consideration of the premises, and to secure the payment of said indebtedness hereinabove specifically referred to, and to secure any and all other indebtedness of Mortgagor to Mortgagee, whether now existing or hereafter arising, due or to become due, absolute or contingent, liquidated or unliquidated, direct or indirect; and any and all extensions or renewals of same, whether evidenced by note, future advance, open account, endorsement, guaranty, pledge, or otherwise, and to further secure the compliance of all the covenants and stipulations herein contained, does hereby grant, bargain, sell, convey, transfer, and mortgage unto Mortgagee, its successors and assigns, the following described real estate, together with buildings, fixtures, and improvements thereon (hereinafter sometimes referred to as the "real estate" or the "mortgaged real estate") lying and being situated in the County of Shelby, State of Alabama, and more particularly described as follows, to wit:

Part of the Southwest Quarter of the Northwest Quarter of Section 25,  
Township 20 South, Range 3 West, situated in Shelby County, Alabama,  
being more particularly described as follows:



Commence at the point of intersection of the South line of said Quarter-Quarter Section and the Westerly right of way of U.S. Highway 31, thence run Northeasterly 299.13 feet along said right of way to the point of beginning; thence continue along last described course 125.00 feet; thence an angle left of 103 degrees 00 minutes 35 seconds and run Westerly 200.00 feet; thence an angle left of 90 degrees 00 minutes and run Southerly 121.79 feet; thence an angle left of 90 degrees 00 minutes and run Easterly 171.86 feet to the point of beginning.

together with all awards received from eminent domain, payments upon any insurance policies covering the real estate, and all rights, privileges, tenements, and appurtenances thereunto belonging or in anywise appertaining to said real estate, including easements and right-of-ways appurtenant thereto, and all improvements and fixtures including but not limited to all buildings, structures, gas, water and sewer systems, electric and other heating, cooling and lighting apparatus, elevators, plumbing, doors, windows, awnings, landscaping and other fixtures and improvements appertaining to the real estate and improvements located thereon, whether now or hereafter existing, all of which shall be deemed realty and conveyed by this mortgage.

TO HAVE AND TO HOLD the real estate, and every part thereof, unto Mortgagee, its successors and assigns forever. And Mortgagor covenants with Mortgagee that it is lawfully seized of the real estate in fee simple and has a good title to sell and convey the same as aforesaid; that the real estate is free of all encumbrances, and Mortgagor will warrant and forever defend the title to the real estate unto Mortgagee, its successors and assigns, against the lawful claims of all persons whomsoever.

THIS MORTGAGE IS MADE however subject to the following covenants, conditions, agreements, and provisions:

1. That Mortgagor shall pay the note secured hereby with interest thereon when and as it or they shall become due, whether in course or under any condition, covenant or agreement herein contained, together with any other indebtedness which Mortgagor may owe to Mortgagee, as further defined in paragraph 20 below, being further agreed that any statement, any note or obligation secured by this Mortgage shall be conclusive evidence of such fact.

2. (a) That Mortgagor shall provide, maintain and deliver to Mortgagee policies of fire, casualty, flood, and hazard insurance with extended coverage and such other insurance as Mortgagee may from time to time require and shall assign, with endorsements, and deliver to Mortgagee, with Mortgagee's clauses, all insurance policies of any kind or in any amount now or hereafter issued with respect to the real estate. Insurance companies, terms of coverage, types and amount of coverage and all other documentation relating to such policies shall be satisfactory to Mortgagee. Such insurance policies shall provide that Mortgagee shall receive twenty (20) days notice before the expiration or termination of any policy. Prior to the expiration or termination of any policy, Mortgagor shall provide evidence of renewal or issuance of a new policy with evidence of premium payment. All policies, certificates of insurance, or evidence of renewal shall be delivered to Mortgagee within 15 days of issuance. If any insurance, or any part thereof, shall expire, or be withdrawn, or become void or unsafe by Mortgagor's breach of any condition thereof, or become void or unsafe by reason of the failure or impairment of the capital of any company with whom the insurance may then be carried, or for any reason whatever the insurance shall be unsatisfactory to Mortgagee, Mortgagor shall procure and deliver to Mortgagee new insurance on the real estate satisfactory to Mortgagee. Mortgagor



shall give immediate notice in writing to Mortgagee of any loss, injury, or damage affecting the mortgaged real estate caused by any casualty or occurrence. Full power is hereby conferred upon the Mortgagee to settle and compromise claims under all policies and to demand and receive all monies becoming payable thereunder and to assign absolutely all policies to any holder of the note or to the grantee of the real estate in the event of foreclosure of this mortgage and security agreement or other transfer of title to the real estate and extinguishment of the indebtedness secured hereby. In the event of a loss covered by any of the policies of insurance herein referred to, each individual insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and the Mortgagee jointly, and the insurance proceeds, after deducting all costs of collection, including a reasonable attorney fee, may be applied by the Mortgagee at its option, either as a payment on the account of indebtedness secured hereby, whether or not then due or payable, or toward the restoration, reconstruction, repair, or alteration of the real estate, either to the portion thereof by which said loss was sustained or any other portion thereof.

(b) That Mortgagor shall pay and discharge as the same become due all taxes and assessments that may accrue or be assessed upon the real estate or any part thereof, or that become a lien against the property, regardless of whether such tax or assessment would have priority in payment to the indebtedness secured hereby, or upon Mortgagee's interest therein, or upon this Mortgage or the indebtedness secured hereby. The Mortgagor shall pay such taxes and assessments without regard to any law heretofore or hereinafter enacted imposing payment of the whole or any parts thereof upon Mortgagee. However, at Mortgagee's sole discretion upon the passage of any law imposing payment upon the Mortgagee or upon the decision by an appellate court of competent jurisdiction that the undertaking by Mortgagor or Mortgagee to pay such taxes is legally inoperative, then the indebtedness secured hereby without deduction shall, at the option of Mortgagee, become immediately due and payable, notwithstanding anything contained in this mortgage or any law heretofore enacted; and Mortgagor shall not suffer or permit any such taxes on the said real estate to become or remain delinquent or permit any part of the real estate or any interest therein to be sold for any taxes or assessments; and further shall furnish annually to Mortgagee, prior to the date when they become delinquent, certificates or receipts from the proper offices showing full payment of all such taxes and assessments.

3. That in the event of the enactment of any law by the State of Alabama, after the date of this Mortgage, deducting from the value of the real estate for the purpose of taxation any lien thereon, or imposing any liability upon Mortgagee, in respect of the indebtedness secured hereby, or changing in any way the laws now in force for the taxation of mortgages, or debts secured by mortgages, or the manner of collecting of any such taxes, so as to affect this Mortgage, Mortgagor shall pay any such obligation imposed on Mortgagee thereby within 15 days of notice or demand given by the Mortgagee.

4. Upon completion of any contemplated improvements, no building or other improvement on the real estate shall be structurally altered, removed or demolished without the Mortgagee's prior written consent, nor shall any fixture or chattel covered by this mortgage and adapted to the proper use and enjoyment of the real estate be removed at any time without like consent unless actually replaced by an article which is equally suitable and owned by the Mortgagor.

5. Mortgagor shall not allow any statement of lien to be filed under the statutes of Alabama relating to the 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, unless such lien is satisfied and discharged of record or bonded off within 30 days of the recordation of such lien.

6. That Mortgagor shall comply with all statutes, ordinances, regulations, and laws promulgated by any governmental entity asserting jurisdiction over the real estate, and any and all legal requirements shall be fully complied with by the Mortgagor.

7. That the real estate and improvements thereon shall not be abandoned and shall be kept in good condition and no waste permitted or committed thereon.

8. Should it be discovered after the execution and delivery of this instrument that there is a defect in the title to or a lien or encumbrance of any nature on the real estate superior to the lien hereof; or in case of any error or defect in the above-described note, this instrument or any other loan documentation executed in connection therewith, or in the execution of the acknowledgment thereof; or if a homestead claim be set up to the real estate or any other part thereof adverse to this mortgage, the Mortgagor shall within thirty (30) days after demand by the Mortgagee, or other holder of said indebtedness, correct such defects in the title, remove any such lien or encumbrance or homestead claim, or correct any error in said note or this instrument or its execution. Mortgagor hereby authorizes the Mortgagee, at the option of Mortgagee and the expense of Mortgagor, to file any Uniform Commercial Code documents that Mortgagee may require, including any original filing pertaining to the premises, any and all continuation, amendments, assignments, releases, and terminations thereof without further signature or authorization of Mortgagor. Mortgagor agrees to subsequently execute or re-execute any documentation deemed necessary by Mortgagee to perfect, continue perfection, or re-perfect any security interest.

9. No right, title, or interest in or to the mortgaged real estate, or any part thereof, shall be sold, transferred, assigned, conveyed, mortgaged, or encumbered by a lien at any time prior to the payment in full of the indebtedness secured hereby without first obtaining the prior written consent and approval of Mortgagee.

10. That Mortgagor, at Mortgagee's request, shall furnish to Mortgagee such financial records as the holder of this mortgage may require, including, but not limited to, an annual statement of the operation of the real estate, if applicable, which shall include annual statements itemizing the income and expenses, an itemized rent roll, together with complete financial statement of Mortgagor's assets and liabilities and its profit and loss statement. Such statements shall be prepared by a Certified Public Accountant acceptable to Mortgagee or at Mortgagee's discretion be supported by the affidavit of Mortgagor. Said information shall be given to Mortgagee at no expense to Mortgagee.

11. That if the indebtedness evidenced by the note specifically referred to hereinabove is being advanced by Mortgagee to Mortgagor under the terms and provisions and in accordance with a Loan Agreement ("Agreement"), the terms and provisions of said Agreement are hereby incorporated by reference as a part of this Mortgage as if fully set forth herein, and any default in the performance of the provisions thereof, or any contract or agreement between Mortgagor and Mortgagee, shall constitute a default hereunder entitling Mortgagee to exercise the remedies provided herein, including the right to foreclose this Mortgage in accordance with the provisions hereof.



12. In the event of a voluntary or involuntary bankruptcy proceeding in the name of the Mortgagor, all pre-petition arrearage due and owing to Mortgagee which is proposed to be paid in a confirmed plan of reorganization shall be deemed fully secured by the mortgaged property and shall bear interest at the rate of interest in effect under the promissory note as of the date of the filing of the petition in bankruptcy.

13. Mortgagor warrants that title conveyed to Mortgagee hereunder constitutes a first mortgage lien and is free and clear of all liens and encumbrances and that Mortgagor shall defend Mortgagee's title against any and all claims and liens whatsoever. All expenses that maybe incurred by Mortgagee, including attorney's fees, in compromising, adjusting, or defending against liens, encumbrances, or other claims sought to be fixed upon the real estate hereby conveyed, whether such claims be valid or not, shall become a part of the indebtedness secured hereby. That if Mortgagee shall be made a party to any suit involving title to the real estate and employs an attorney to represent it therein, or if Mortgagee employs an attorney to assist in settling or removing any cloud on the title to the real estate hereby conveyed that purports to be superior to this mortgage in any respect, Mortgagor will pay to Mortgagee, when the same becomes due, such attorney's fee as may be permitted by law and as may be reasonable for such services. Mortgagor further agrees to pay a reasonable attorney's fee as may be permitted by law to Mortgagee should the Mortgagee employ an attorney to collect any indebtedness secured by this mortgage, to enforce the mortgage lien against the real estate, or to protect Mortgagee's interest in the real estate.

14. Notwithstanding that the assignment of awards hereinabove referred to shall be deemed to be self executing, Mortgagor, after the allowance of a condemnation award, and the ascertainment of the amount due thereon, and the issuing of a warrant by the condemnor for the payment thereof, shall execute, at Mortgagee's request, and forthwith deliver to Mortgagee, a valid assignment in recordable form assigning all of such condemnation claims, awards, or damages to Mortgagee, but not in excess of an amount sufficient to pay, satisfy, and discharge the principal sum of this mortgage and any advances made by Mortgagee as herein provided then remaining unpaid, with interest thereon at the rate specified herein, or in the note which this mortgage secures, to the date of payment, whether such remaining principal sum is then due or not by the terms of said note or of this mortgage.

15. In the event of default after written notice, Mortgagee may enter and take possession of the real estate and may exclude Mortgagor, its agents and servants wholly therefrom, having and holding the same, may use, operate, manage, and control the real estate or any part thereof, and upon every such entry the Mortgagee from time to time may make all necessary or proper repairs, renewals, replacements and useful or required alterations, additions, betterments, and improvements to and upon the real estate which may seem judicious to Mortgagee and pay all proper costs and expenses of so taking, holding, and managing the same, including reasonable compensation to its agents, servants, attorneys and counsel; and in such case Mortgagee shall have the right to manage the real estate and to carry on the business, if applicable, and exercise all rights and powers of Mortgagor, either in the name of Mortgagee or otherwise, as Mortgagee shall deem advisable; and Mortgagee shall be entitled to collect and receive all earnings, revenues, rents, issues, profits, and other income thereof and therefrom. After deducting the expenses of operating the real estate and of conducting the business thereof, and all repairs, maintenance, renewals, replacements, alterations, additions, betterments, improvements, and all payments that it may be required or may elect to make for taxes, assessments, or other proper charges on the real estate, or any part thereof, as well as just and reasonable compensation for all agents, clerks, and other employees and for all attorneys and



counsel engaged and employed, the moneys arising as aforesaid shall be applied to the indebtedness secured hereby. As additional security hereunder, Mortgagor hereby assigns to Mortgagee the rents and income of the real estate. In the event the real estate is leased or rented by Mortgagor, upon an event of default, Mortgagee may itself, by agent, or by judicially appointed receiver enter upon, take possession of, and manage the real estate and collect the rents and/or income of the real estate, including those past due. All rents collected by Mortgagee or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorney fees, and then to the sums secured by this mortgage. Mortgagee and the receiver shall be liable to account only for those rents actually received. By its execution hereof, Mortgagor irrevocably appoints Mortgagee as its attorney-in-fact to demand and collect all rents and other income of the Property.

16. That if Mortgagor fails to comply with any requirements herein, defaults upon or breaches any obligation hereof, or fails to pay any sum or satisfy any obligation imposed herein, the Mortgagee may, at its discretion, comply with said requirement; cure, pay or satisfy any such obligation, and any money which Mortgagee shall have so paid shall constitute a debt to Mortgagee additional to the indebtedness secured hereby; which shall be secured by this mortgage; and shall bear interest at the rate set out in the note hereinabove referred to from the date paid or incurred; shall be immediately due and payable, and constitute grounds for declaring the maturity of the indebtedness secured hereby.

17. That no delay or failure of Mortgagee to exercise any option herein given or reserved or to perform any act which it is empowered to do shall constitute a waiver of such option or estop Mortgagee from afterwards exercising same or any other option at any time, and the payment, or contracting to pay, by Mortgagee of anything Mortgagor has herein agreed to pay shall not constitute a waiver of default of Mortgagor in failing to make said payments and shall not estop Mortgagee from foreclosing this mortgage on account of such failure of Mortgagor. It is further agreed that no term or condition contained in this mortgage can be waived, altered, or amended, except as evidenced in writing signed by the Mortgagor and the holder hereof. The waiver of any default or breach of covenant or any other requirement contained herein shall not constitute a waiver of any other or subsequent default or breach.

18. That any promise made by Mortgagor herein to pay money may be enforced by a suit at law, and the security of this mortgage shall not be waived thereby. As to the debts secured hereby, the Mortgagor waives all right of exemption under the laws and Constitution of the State of Alabama and agrees to pay, as permitted by law, a reasonable attorney's fee for collection thereof, which shall be limited by the terms of the instruments of indebtedness secured hereby.

19. That it is further agreed that if Mortgagor shall fail to pay, or cause to be paid, any indebtedness secured hereby, whether in whole or any portion of the principal sum or any installment due thereon, as they or any of them mature, either by lapse of time or otherwise, in accordance with the agreements and covenants herein contained, or should default be made in the payment of any mechanics lien, materialmen's lien, insurance premiums, taxes or assessments now, or which may hereafter be, levied against, or may become a lien on the real estate, or should default be made in any of the covenants, obligations, conditions and agreements of Mortgagor herein contained, contained in any instrument secured by this Mortgage, or contained in any other loan document executed in connection with any indebtedness secured by this Mortgage, then and in that event the whole of said principal sum, with interest thereon, and



all other indebtedness hereby secured, shall, at the option of the then holder of said indebtedness, and upon such notice as required by the Loan Documents, be and become immediately due and payable and the holder of the indebtedness hereby secured shall have the right to enter upon and take possession of the real estate and after, or without, taking such possession of same, sell the mortgaged real estate at public outcry, in front of the courthouse door of the county wherein the real estate is located, to the highest bidder for cash, either in person or by auctioneer, after first giving notice of the time, place, and terms of such sale by publication once a week for three (3) consecutive weeks in a newspaper published in said county and, upon the payment of the purchase money, the Mortgagee or any person conducting said sale for it is authorized and empowered to execute to the purchaser at said sale a deed to the real estate. The Mortgagee, or the then holder of the indebtedness hereby secured, may bid at such sale and become the purchaser of the real estate if the highest bidder thereof. The proceeds of any such sale shall be applied first to the expenses incurred in making the sale and in all prior efforts to effect collection of the indebtedness secured hereby or to enforce or protect the interest of the Mortgagee, including a reasonable attorney's fee, as permitted by law for such services as may be, or have been, necessary in any one or more of the foreclosure of this mortgage, the collection of said indebtedness, and the pursuit of any efforts theretofore directed to that end, including, but not limited to, the defense of any proceedings instituted by the Mortgagor or anyone liable for said indebtedness or interested in the mortgaged real estate to prevent or delay, by any means, the exercise of said power of sale and the foreclosure of this mortgage; then to the payment of whatever advances or sums Mortgagee may have paid out or become liable to pay, in carrying out the provisions of this mortgage, together with interest thereon; then to the payment and satisfaction of accrued interest on the principal indebtedness to the day of sale; then to the payment of the principal indebtedness secured hereby and any other indebtedness secured by this mortgage; and the balance, if any, shall be paid over to that entity or entities which may be lawfully entitled to receive the same, including the Mortgagor, or the Mortgagor's successors or assigns. In any event, the purchaser under any foreclosure sale, as provided herein, shall be under no obligation to see to the proper application of the purchase money.

20. That it is the intent of the Mortgagor and Mortgagee to secure any and all indebtedness of said Mortgagor to Mortgagee, now existing or hereafter arising, due or to become due, absolute or contingent, liquidated or unliquidated, direct or indirect, and this mortgage is intended and does secure, not only the indebtedness herein specifically referred to, but also any other debts, obligations, and liabilities of said Mortgagor to said Mortgagee, whether now existing or hereafter arising, and any and all extensions or renewals of same, or any part thereof, at any time before actual satisfaction and cancellation of this mortgage in the Probate office where recorded, and whether the same be evidenced by promissory note, future advance, open account, endorsement, guaranty agreement, pledge agreement, or otherwise; that it is expressly agreed that any indebtedness at any time secured hereby may be extended, rearranged, or renewed, and that any part of the security herein described may be waived or released without in any way altering, varying, or diminishing the force, effect, or lien of this mortgage; and this mortgage shall continue as a first lien on all of the real estate and other property and rights covered hereby and not be expressly released until all sums with interest and charges hereby secured are fully paid; and no other security now existing or hereafter taken to secure the payment of said indebtedness or any part thereof shall in any manner be impaired or affected by the execution of this mortgage; and no security subsequently taken by Mortgagee or other holder of said indebtedness shall in any manner impair or affect the security given by this mortgage; and all security for the payment of said indebtedness or any part thereof shall be taken, considered and held as cumulative. If the Mortgagor consists of one or more persons or entities, the indebtedness of Mortgagor to Mortgagee secured hereunder shall include the



indebtedness of each Mortgagor to Mortgagee whether or not incurred with the knowledge of the other Mortgagors and whether now existing or hereinafter incurred and whether absolute or contingent.

21. Provided always that if Mortgagor pays the note and all other indebtedness secured by this Mortgage (as defined in paragraph 20 above) and reimburses Mortgagee, its successors and assigns, for any amount it may have expended pursuant to the authorization of this mortgage, and shall do and perform all other acts and things herein agreed to be done, this conveyance shall be null and void; otherwise it shall remain in full force and effect.

22. That Mortgagor agrees for itself and any and all persons or concerns claiming by, through, or under Mortgagor, that if it or any one or more of them shall hold possession of the above described real estate or any part thereof subsequent to foreclosure hereunder, it or the parties so holding possession shall become and be considered as tenants at will of the purchaser or purchasers at such foreclosure sale; and any such tenant failing or refusing to surrender possession upon demand shall be guilty of forcible detainer and shall be liable to such purchaser or purchasers for reasonable rental of the real estate and shall be subject to eviction or removal, forcible or otherwise, and all damages which may be sustained by any such tenant as a result hereof being hereby expressly waived.

23. In the event that this Mortgage secures a line of credit, construction loan, or other form of indebtedness under the terms of which the full principal amount of the indebtedness is not advanced at closing, the Mortgagor agrees that the Mortgagee, at its option, may require the Mortgagor to pay all recording fees and taxes on the full amount of the principal indebtedness stated herein, whether or not the full amount of the principal indebtedness is ever advanced or not.

24. All notices which are required or permitted under the terms of this Mortgage shall be given to the Mortgagor by first class mail, postage prepaid at the address listed below unless Mortgagor notifies Mortgagee, in writing, of another address for the purpose of notice.

25. That singular or plural words used herein to designate the Mortgagor shall be construed to refer to the maker or makers of this mortgage, or any one of them, and all covenants and agreements herein contained shall bind the successors and assigns of the Mortgagor, and every option, right, and privilege herein reserved or secured to Mortgagee shall inure to the benefit of its successors and assigns.

26. That the unenforceability or invalidity of any provision or provisions of this mortgage shall not render any other provision or provisions herein contained unenforceable or invalid. All rights or remedies of Mortgagee hereunder are cumulative and not alternative and are in addition to those provided by law.

27. This Mortgage and the indebtedness secured hereby, or a part thereof, may be assigned by the Mortgagee.


28. By its execution hereof, Mortgagor acknowledges that it has received a complete copy of this Mortgage.

IN WITNESS WHEREOF, the undersigned have set their hands and seals to this instrument on the 27<sup>th</sup> day of June, 2007.



**BORROWER:**



**IFKA Realty Investments Corp.**

By:   
Its: PAUL GASTESI JR.  
PRESIDENT

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that PAUL GASTESI JR. whose name as PRESIDENT of IFKA Realty Investments Corp, a Florida corporation is signed to the foregoing instrument, and who is known to me or produced FLORIDA POWER LICENSE as identification, acknowledged before me on this day, that being informed of the contents of said instrument, he as such officer and with full authority executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal on this 27<sup>th</sup> day of June, 2007.

  
NOTARY PUBLIC  
My Commission Expires: 27<sup>th</sup>  
 MAYRA TOBAR  
MY COMMISSION # DD 392020  
EXPIRES: March 8, 2009  
Bonded Thru Budget Notary Services

Mortgagee's Address:

Colonial Bank, N.A.  
1200 Brickell Avenue, 10<sup>th</sup> Floor  
Miami, Florida 33131

Mortgagor's Address:

IFKA Realty Investments Corp.  
8105 NW 155 Street  
Miami Lakes, FL 33016

**THIS INSTRUMENT PREPARED BY:**

Richard A. Wright  
Miller, Hamilton, Snider & Odom, LLC  
Post Office Box 46  
Mobile, Alabama 36601  
(251) 439-7572

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