

This instrument was prepared by

Mitchell A. Spears

Attorney at Law

Post Office Box 119

205/665-5102

Montevallo, AL 35115-0119

205/665-5076

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MORTGAGE

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STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

**HWY. 91 PROPERTIES, LLC, an Alabama Limited Liability Company**

(herein called "Mortgagor", whether one or more) are justly indebted to

**PAT MINSHEW**

(herein called "Mortgagee", whether one or more), in the sum of **THREE HUNDRED TWENTY FIVE THOUSAND DOLLARS AND 00/100 (\$325,000.00)**, evidenced by Promissory Note executed on even date herewith.

And Whereas, Mortgagor agreed, in incurring said indebtedness, that this mortgage should be given to secure the prompt payment thereof.

NOW THEREFORE, in consideration of the premises, said Mortgagor,

**HWY. 91 PROPERTIES, 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:

**All of the SW ¼ of the SW ¼, the NW ¼ of the SW ¼, the SW ¼ of the NW ¼, the SE ¼ of the NW ¼, the NE ¼ of the SW ¼ and the SE ¼ of the SW ¼ of Section 32, Township 20 South, Range 3 West, lying West of Shelby County Highway 266, South of Highway 91, West of the following described line: Commence at the intersection of the centerline of Shelby County Highway 91 and the centerline of County Highway 266; thence run in a southerly direction along the centerline of Shelby County Highway 266 a distance of 2255 feet to the point of beginning of said described line; thence run in a southwesterly direction 2500 feet, more or less, to a point on the South line of said Section 32, said point being 900 feet East of the Southwest corner of said Section 32; said property also South of the following described line. Said line being 60 feet South of and parallel to the South line of the property conveyed to J.H. Minshew and Willene Minshew in Deed Book 319, Page 244, in the Probate Court of Shelby County, Alabama. Said line runs from the East line of Highway 91 in a southeasterly direction 900 feet, more or less, to the centerline of Highway 266.**



**LESS AND EXCEPT the following described parcel:**

**Also, beginning at a point on West line approximately 648 feet South of NW corner of SW ¼ of NW ¼, running North 88 degrees 54 minutes East a distance of 79 feet; thence South 87 degrees 28 minutes East a distance of approximately 523 feet; thence South 84 degrees 50 minutes East a distance of 270 feet; thence South 5 degrees 10 minutes West a distance of 325 feet; thence North 84 degrees 50 minutes West a distance of 270 feet; thence North 5 degrees 10 minutes East a distance of 60 feet; thence North 87 degrees 28 minutes West a distance of 561 feet; thence North 1 degree 06 minutes West along West line, a distance of approximately 275 feet to 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 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; lightening 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 inure 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 sums 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 subject to foreclosure as now provided by the 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,



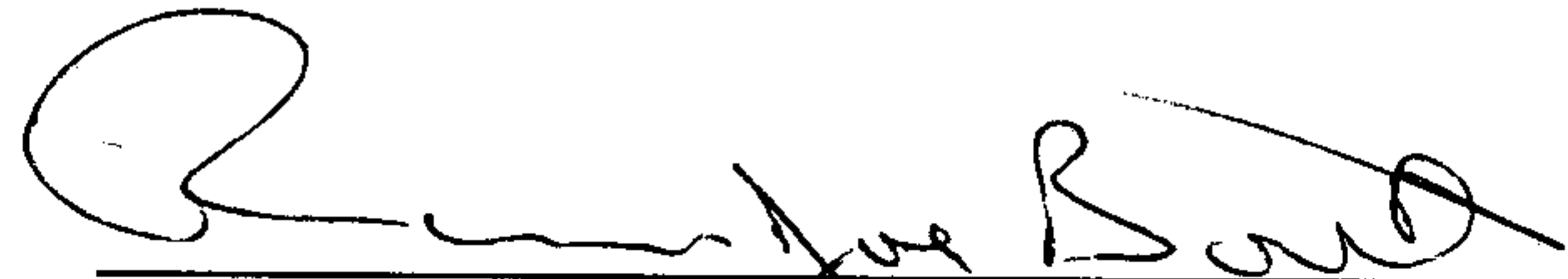
with interest thereon; Third, to the payment of said indebtedness in full, whether the same shall or shall not have fully matured at the date of said sale, but no interest shall be collected beyond the day of sale; and Fourth, the balance, if any, to be turned over to the said Mortgagor and undersigned further agree that said Mortgagee, agents, or assigns may bid at said sale and purchase said property, if the highest bidder 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 **HWY. 91 PROPERTIES, LLC**, has hereto set its signature and seal, this 19th day of March, 2008.

HWY. 91 PROPERTIES, LLC



BY: WILLIAM WAYNE BOOTH  
ITS: MANAGER



BY: RONNIE JOE BOOTH  
ITS: MANAGER

THE STATE of ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **WILLIAM WAYNE BOOTH and RONNIE JOE BOOTH, as Managers of HWY. 91 PROPERTIES, LLC** is signed to the foregoing Mortgage, and who is known to me acknowledged before me on this day, that being informed of the contents of the Mortgage, they, in their capacities as managers for said LLC and with authority to so, executed the same voluntarily on the same bears date.

Given under my hand and official seal this 19th day of March, 2008.



Notary Public

My commission expires: 8/13/09