

THIS INSTRUMENT WAS PREPARED BY:
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MORTGAGE

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That Whereas, CENA HOMES, INC. an Alabama Corporation, (hereinafter called "Mortgagor,") is justly indebted to **ISSIS and SONS CARPET, INC.** (hereinafter called "Mortgagee") in the sum of Four Thousand Five Hundred Thirty -Two & 00/100 (\$4,532.00) Dollars.

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

Now, therefore, in consideration of materials supplied for construction, said Mortgagee does hereby grant, bargain, sell and convey unto the Mortgagee the following described real estate, situated in Shelby County, Alabama, State of Alabama, to-wit:

Lot 712 Greystone Legacy 7th Sector, as recorded at Map Book 30, Page 43 A-C in the Probate records of Shelby County, Alabama

This mortgage is subject to prior recorded encumbrances.

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 the undersigned fails to keep said property insured as above specified, or fails 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 Mortgagee 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 hereof, remain unpaid 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 Mortgagees, 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 Courthouse 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; 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 Mortgagees, 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 any court, should the same be so foreclosed, said fee to be a part of the debt hereby secured.

IN WITNESS WHEREOF, the undersigned, **CENA HOMES, INC.**, an Alabama Corporation, _____, has set its signature and seal, this 30 day of October, 2008.

CAUTION: IT IS IMPORTANT
THAT YOU READ THIS DOCUMENT
THOROUGHLY BEFORE SIGNING IT!

CENA HOMES, INC.

By [Signature]
Sam Dariani, President

STATE OF ALABAMA)
)
JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sam Dariani, whose name as President of CENA Homes, Inc., a Alabama Corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said CENA Homes, Inc.

Given under my hand and official seal, this the 30th day of OCTOBER, 2008.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES
4-22-2012