


This instrument prepared by:

Alabama

Ray D. Gibbons, Esq.  
Gibbons Graham LLC  
100 Corporate Parkway  
Suite 125  
Birmingham, Alabama 35242

  
20120504000158020 1/11 \$9427.00  
Shelby Cnty Judge of Probate, AL  
05/04/2012 03:42:46 PM FILED/CERT

### **MORTGAGE AND SECURITY AGREEMENT**

**THIS MORTGAGE AND SECURITY AGREEMENT** (the "Mortgage") is made and entered into as of April 26, 2012, by **2191 PARKWAY LAKE, L.L.C.**, an Alabama limited liability company, **200 CITATION, L.L.C.**, an Alabama limited liability company, and **201 WEST OXMOOR, L.L.C.**, an Alabama limited liability company (hereinafter referred to collectively as the "Mortgagors" and each singularly as a "Mortgagor"), each of whose address is c/o Custom Marketing Services, Inc., 3280 Highway 31, Calera, Alabama 35040, Attention: Mr. Gerald D. O'Brien, in favor of **SERVISFIRST BANK**, an Alabama banking corporation (the "Bank"), whose address is 850 Shades Creek Parkway, Suite 200, Birmingham, Alabama 35209, Attention: Mr. Bart McBride. Any capitalized term used herein but not defined shall have the meaning ascribed to such term in that certain Credit Agreement of even date herewith among Mortgagors and Bank (as amended from time to time, the "Credit Agreement").

### **WITNESSETH:**

**WHEREAS**, Mortgagors and the other Borrowers from time to time a party to the Loan Documents are justly indebted to Bank in the maximum principal amount of Six Million Two Hundred Fifty-Six Thousand and 00/100 Dollars (\$6,256,000.00), or such portion thereof as has been disbursed from time to time under the provisions of the Credit Agreement, such indebtedness being represented by the Notes; and

**WHEREAS**, Mortgagors desire to secure the Obligations, including but not limited to the obligations (i) to pay the principal of and interest on the Notes in accordance with the respective terms thereof or of the Credit Agreement, including any and all extensions, modifications, and renewals thereof and substitutions therefor, and (ii) to pay, repay or reimburse Bank for all amounts owing under any of the Loan Documents, including all Indemnified Losses and Default Costs.

**NOW, THEREFORE**, for and in consideration of Bank making the Loans and to secure the prompt payment and performance of the Obligations, each Mortgagor does hereby irrevocably CONVEY, WARRANT, GRANT, BARGAIN, SELL, ASSIGN, TRANSFER, PLEDGE and set over unto Bank, and the successors and assigns of Bank, all of such Mortgagor's right, title and interest of whatever kind, nature or description, whether now owned or hereafter acquired, and wherever located (hereinafter referred to as the "Mortgagor's Interest") in and to all of the following described land and interests in land, estates, easements, rights, improvements, personal property, fixtures, equipment, furniture, furnishings, appliances and appurtenances, whether now owned or hereafter acquired, and including replacements and additions thereto (herein referred to collectively as the "Mortgaged Property"):



(a) All those certain tracts, pieces or parcels of land, and interests in land, located in the Counties of Jefferson and Shelby in the State of Alabama, more particularly described in Exhibit A attached hereto and by this reference made a part hereof (the "Land");

(b) All buildings, structures and improvements of every nature whatsoever now or hereafter situated on the Land, and all gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators and motors, plumbing and heating fixtures, carpeting and other floor coverings, water heaters, awnings and storm sashes, and cleaning apparatus which are or shall be attached to said buildings, structures or improvements, and all other furnishings, furniture, fixtures, machinery, equipment, appliances, vehicles and personal property of every kind and nature whatsoever now or hereafter owned by any Mortgagor and located in, on or about, or used or intended to be used with or in connection with the construction, use, operation or enjoyment of the Mortgaged Property, including all extensions, additions, improvements, betterments, renewals and replacements, substitutions, or proceeds from a permitted sale of any of the foregoing, and all building materials and supplies of every kind now or hereafter placed or located on the Land (collectively the "Improvements"), all of which are hereby declared and shall be deemed to be fixtures and accessions to the Land and a part of the Mortgaged Property as between the parties hereto and all Persons claiming by, through or under them, and which shall be deemed to be a portion of the security for the indebtedness herein described and to be secured by this Mortgage;

(c) All easements, rights-of-way, strips and gores of land, vaults, streets, ways, alleys, passages, sewer rights, waters, water courses, water rights and powers, minerals, flowers, shrubs, crops, trees, timber and other emblements now or hereafter located on the Land or under or above the same or any part or parcel thereof, and all ground leases, estates, rights, titles, interests, privileges, liberties, tenements, hereditaments and appurtenances, reversions, and remainders whatsoever, in any way belonging, relating or appertaining to the Mortgaged Property or any part thereof, or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by any Mortgagor;

(d) All rents, issues, profits, revenues and proceeds from any sale or other disposition of the Mortgaged Property, or any part thereof, from time to time accruing (including without limitation all payments under leases, ground leases or tenancies, proceeds of insurance, condemnation payments, tenant security deposits and escrow funds), and all of the estate, right, title, interest, property, possession, claim and demand whatsoever at law, as well as in equity, of any Mortgagor of, in and to the same;

(e) All leases presently existing or hereafter made, whether written or verbal, or any letting of, or agreement for the use or occupancy of, any part of the Mortgaged Property, and each modification, extension, renewal and guarantee thereof (collectively, the "Assigned Leases"), including, without limitation, all the rents, issues, and profits now due and which may hereafter become due under or by virtue of the Assigned Leases, together with all claims and rights to the payment of money at any time arising in connection with any rejection or breach of any of the Assigned Leases under Bankruptcy Law, including without limitation, all rights to recover damages arising out of such breach or rejection, all rights to charges payable by a tenant or trustee in respect of the leased premises following the entry of an order for relief under the



Bankruptcy Law in respect of a tenant and all rentals and charges outstanding under the Assigned Lease as of the date of entry of such order for relief; and

(f) All of the estate, right, title, interest, property, possession, claim and demand whatsoever at law, as well as in equity, of each Mortgagor of, in and to any of the foregoing.

**TO HAVE AND TO HOLD** the Mortgaged Property and all parts, rights, members and appurtenances thereof, to the use and benefit of Bank and the successors, successors-in-title and assigns of Bank, forever; and each Mortgagor covenants that such Mortgagor is lawfully seized and possessed of such Mortgagor's Interest in the Mortgaged Property as aforesaid and has good right to convey the same, that the same are unencumbered except for those matters expressly set forth in Exhibit A hereto, and Mortgagors do hereby warrant and will forever defend the title thereto against the claims of all Persons whomsoever, except as to those matters set forth in said Exhibit A.

The Lien of this Mortgage automatically will attach to any further, greater, additional or different estate, rights, titles or interests in or to any of the Mortgaged Property at any time hereafter acquired by any Mortgagor by whatsoever means and without any further action or filing or recording on the part of any Mortgagor or Bank or any other Person.

**MORTGAGORS HEREBY COVENANT AND AGREE WITH BANK AS FOLLOWS:**

### ARTICLE I

**1.01 Payment and Performance of Loan Documents.** Mortgagors will perform, observe and comply with all the provisions hereof, and of each of the other Loan Documents, including, but not limited to, the due and punctual payment of the principal amount due under the Notes, together with interest thereon, and all other sums of money required to be paid by Mortgagors pursuant to any one or more of the Loan Documents.

**1.02 Security Agreement.** With respect to all personal property (the "Personal Property") constituting part of the Mortgaged Property which is subject to the provisions of Article 9 of the Uniform Commercial Code as enacted in the state wherein the Land is situated (the "UCC"), this Mortgage is hereby made and declared to be a security agreement encumbering each and every item of such Personal Property in compliance with the provisions of the UCC, and each Mortgagor hereby grants to Bank a security interest in said Personal Property. Mortgagors authorize Bank to file a financing statement or statements reciting this Mortgage to be a security agreement affecting all of such Personal Property. The remedies for any violation of the covenants, terms and conditions of the security agreement contained in this Mortgage, or otherwise in respect of an Event of Default, shall be (a) as prescribed herein or in any other Loan Document with respect thereto, or (b) as prescribed by applicable Law, including the UCC, all at Bank's sole election. Mortgagors agree that the filing of such financing statement(s) in the records normally having to do with personal property shall not in any way affect the agreement of Mortgagors and Bank that everything used in connection with the production of income from the Mortgaged Property or adapted for use therein or which is described or reflected in this



Mortgage, is, and at all times and for all purposes and in all proceedings both legal or equitable, shall be regarded as part of the real estate conveyed hereby regardless of whether (i) any such item is physically attached to the Improvements, (ii) serial numbers are used for the better identification of certain items capable of being thus identified in an Exhibit to this Mortgage, or (iii) any such item is referred to or reflected in any such financing statement(s) so filed at any time. Similarly, the mention in any such financing statement(s) of the rights in and to (A) the proceeds of any fire and/or hazard insurance policy, or (B) any award in eminent domain proceedings for taking or for loss of value, or (C) any Mortgagor's interest as lessor in any present or future lease or rights to income growing out of the use and/or occupancy of the Mortgaged Property, whether pursuant to lease or otherwise, shall not in any way alter any of the rights of Bank as determined by this instrument or affect the priority of Bank's security interest granted hereby or by any other recorded document, it being understood and agreed that such mention in such financing statement(s) is solely for the protection of Bank in the event any court shall at any time hold, with respect to the foregoing items (A), (B), or (C), that notice of Bank's priority of interest, to be effective against a particular class of persons, must be filed in the UCC records. This Mortgage may be filed as a financing statement in any office where Bank deems such filing necessary or desirable and Mortgagors will promptly upon demand reimburse Bank for the costs therefor.

**1.03 Use of Mortgaged Property.** Mortgagors shall at all times operate the Mortgaged Property as office buildings and/or warehouse facilities. Mortgagors shall not be permitted to alter or change the use of the Mortgaged Property without the prior written consent of Bank.

**1.04 Conveyance of Mortgaged Property.** Except as otherwise expressly permitted by the Credit Agreement, no Mortgagor shall directly or indirectly encumber (by Lien, junior mortgage, or otherwise), pledge, convey, transfer or assign any or all of its interest in the Mortgaged Property without the prior written consent of Bank.

**1.05 Acquisition of Collateral.** Except as otherwise expressly permitted by the Credit Agreement, no Mortgagor shall acquire any Personal Property subject to any Lien taking precedence over the Lien of this Mortgage.

## **ARTICLE II**

**2.01 Events of Default.** The term "Event of Default", wherever used in this Mortgage, shall mean an "Event of Default" as defined in the Credit Agreement.

**2.02 Rights and Remedies.**

(a) If an Event of Default shall have occurred, then in addition to the rights and remedies provided for under any other Loan Document or under applicable Law, then at the option of Bank this Mortgage may be foreclosed in any manner now or hereafter provided by Alabama law, and to the extent provided or allowed by Alabama law, Bank, or its agent, may sell the Mortgaged Property or any part of the Mortgaged Property at one or more public sales before the front or main door of the courthouse of the county or counties, as may be required, in which the Land or any part of the Land is situated, after having first given notice of the time, place and



terms of sale at least once a week for three (3) successive weeks preceding the date of such sale in some newspaper published in said county or counties, as may be required. At any such sale, Bank may execute and deliver to the purchaser a conveyance of the Mortgaged Property or any part of the Mortgaged Property. Bank shall have the right to enforce any of its remedies set forth herein without notice to Mortgagors, except for such notice as may be required by law. In the event of any sale under this Mortgage by virtue of the exercise of the powers herein granted, or pursuant to any order in any judicial proceedings or otherwise, the Mortgaged Property may be sold as an entirety or in separate parcels and in such manner or order as Bank in its sole discretion may elect, and if Bank so elects, Bank may sell the personal property covered by this Mortgage at one or more separate sales in any manner permitted by the UCC, and one or more exercises of the powers herein granted shall not extinguish or exhaust such powers, until the entire Mortgaged Property is sold or the Obligations are paid in full. If the Obligations are now or hereafter further secured by any chattel mortgages, pledges, contracts of guaranty, assignments of lease or other security instruments, Bank at its option may exhaust the remedies granted under any of said security instruments or this Mortgage either concurrently or independently, and in such order as Bank may determine.

Said sale may be adjourned by Bank, or its agent, and reset at a later date without additional publication; provided that an announcement to that effect be made at the scheduled place of sale at the time and on the date the sale is originally set.

(b) In the event of any sale of the Mortgaged Property as authorized by this Section, all prerequisites of such sale shall be presumed to have been performed, and in any conveyance given hereunder all statements of facts, or other recitals therein made, as to the non-payment or non-performance of the Obligations or as to the advertisement of sale, or the time, place and manner of sale, or as to any other fact or thing, shall be taken in all courts of law or equity as prima facie evidence that the facts so stated or recited are true.

**2.03 Purchase by Bank.** Upon any foreclosure sale or sale of all or any portion of the Mortgaged Property under the power herein granted, Bank may bid for and purchase the Mortgaged Property and shall be entitled to apply all or any part of the Obligations as a credit to the purchase price.

**2.04 Mortgagor as Tenant Holding Over.** In the event of any such foreclosure sale or sale under the powers herein granted, any Mortgagor (if any Mortgagor shall remain in possession) and all Persons holding under such Mortgagor shall be deemed tenants holding over and shall forthwith deliver possession to the purchaser or purchasers at such sale or be summarily dispossessed according to provisions of law applicable to tenants holding over.

**2.05 Waiver of Appraisement, Valuation, Etc.** Mortgagors agree, to the full extent permitted by law, that in the event of a Default, neither Mortgagors nor anyone claiming through or under Mortgagors will set up, claim or seek to take advantage of any appraisement, valuation, stay, extension, homestead, exemption or redemption laws now or hereafter in force, in order to prevent or hinder the enforcement or foreclosure of this Mortgage, or the absolute sale of the Mortgaged Property, or the delivery of possession thereof immediately after such sale to the purchaser at such sale, and Mortgagors, for themselves and all who may at any time claim through or under them, hereby waive to the full extent that they may lawfully so do the benefit



of all such laws, and any and all right to have the assets subject to the security interest of this Mortgage marshaled upon any foreclosure or sale under the power herein granted.

**2.06 Waiver of Homestead.** Mortgagors hereby waive and renounce all homestead and exemption rights provided for by the Constitution and the laws of the United States and of any state, in and to the Mortgaged Property as against the collection of the Obligations, or any part thereof.

**2.07 Leases.** Bank, at its option, is authorized to foreclose this Mortgage subject to the rights of any tenants of the Mortgaged Property, and the failure to make any such tenants parties to any such foreclosure proceedings and to foreclose their rights will not be, nor be asserted to be by Mortgagors, a defense to any proceeding instituted by Bank to collect the sums secured hereby.

**2.08 Discontinuance of Proceedings.** In case Bank shall have proceeded to enforce any right, power or remedy under this Mortgage by foreclosure, entry or otherwise, and such proceedings shall have been discontinued or abandoned for any reason, or shall have been determined adversely to Bank, then in every such case, Mortgagors and Bank shall be restored to their former positions and rights hereunder, and all rights, powers and remedies of Bank shall continue as if no such proceedings had occurred.

### **ARTICLE III**

**3.01 Successors and Assigns.** This Mortgage shall be binding upon Mortgagors, their successors and assigns and subsequent owners of the Mortgaged Property, or any part thereof, and shall inure to the benefit of Bank, its successors and assigns and any holder of the Obligations.

**3.02 Applicable Law.** This Mortgage shall be interpreted, construed and enforced according to the laws of the State of Alabama.

**3.03 Notices.** All notices provided for herein shall be given and deemed received when given and received in accordance with the terms of the Credit Agreement.

**3.04 Assignment.** This Mortgage is assignable by Bank and any assignment of this Mortgage by Bank shall operate to vest in the assignee all rights and powers herein conferred upon and granted to Bank.

**3.05 Future Advances.** THIS MORTGAGE SECURES FUTURE ADVANCES.

IN WITNESS WHEREOF, the parties have caused this Mortgage to be duly executed and delivered as of the day and year first above written.

2191 PARKWAY LAKE, L.L.C.,  
an Alabama limited liability company

By: [Signature]  
Gerald D. O'Brien, its Sole Member

200 CITATION, L.L.C.,  
an Alabama limited liability company

By: [Signature]  
Gerald D. O'Brien, its Sole Member

201 WEST OXMOOR, L.L.C.,  
an Alabama limited liability company

By: [Signature]  
Gerald D. O'Brien, its Sole Member

STATE OF ALABAMA     )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Gerald D. O'Brien, whose name as sole Member of 2191 Parkway Lake, L.L.C., an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 26 day of April, 2012.

[Signature] [SEAL]  
Notary Public  
My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Mar 1, 2014  
BONDED THRU NOTARY PUBLIC UNDERWRITERS





STATE OF ALABAMA )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Gerald D. O'Brien, whose name as sole Member of 200 Citation, L.L.C., an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 26 day of April, 2012.

Shirley R. Stephenson [SEAL]  
Notary Public  
My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Mar 1, 2014  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF ALABAMA )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Gerald D. O'Brien, whose name as sole Member of 201 West Oxmoor, L.L.C., an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 26 day of April, 2012.

Shirley R. Stephenson [SEAL]  
Notary Public  
My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Mar 1, 2014  
BONDED THRU NOTARY PUBLIC UNDERWRITERS



## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

#### **PARCEL 1**

A parcel of land situated in the North 1/2 of Section 27, Township 18 South, Range 3 West, in Jefferson County, Alabama, being more particularly described as follows:

Commence at the northwest corner of Section 27, Township 18 South, Range 3 West, and run in an Easterly direction along the north line of said section a distance of 2084.08 feet to a point on the centerline of the right of way for Oxmoor Road, as conveyed by Tennessee Coal, Iron and Railroad Company to Jefferson County, Alabama, by deed dated June 13, 1935; then turn an angle of 91 degrees 47 minutes 45 seconds to the right and run in a Southerly direction along the centerline of said Oxmoor Road right of way and also along the east line of the tract of land conveyed by United States Steel Corporation to Sudduth Realty, Incorporated by deed dated August 12, 1971, and the east line of that tract of land conveyed by United States Steel Corporation to Max Corenblum and Mervyn Barnstein by deed recorded in Real Volume 719, page 811, in the Probate Office of Jefferson County, Alabama, a distance of 1690.56 feet to the centerline of Snow Drive, said point being the point of beginning of the herein described tract; thence 91 degrees 47 minutes 45 seconds to the left in an Easterly direction along the centerline of Snow Drive a distance of 608.81 feet to a point on the centerline of Scott's Branch; thence 108 degrees 52 minutes 30 seconds to the right in a Southwesterly direction along the centerline of Scott's Branch, a distance of 223.00 feet to a point; thence 18 degrees 52 minutes to the left in a Southerly direction along the centerline of Scott's Branch a distance of 214.13 feet to a point on the centerline of a 60 foot easement for storm drainage; thence 90 degrees 00 minutes 00 seconds to the right in a westerly direction along the centerline of said drainage easement, a distance of 582.89 feet to a point on the centerline of the right of way of Oxmoor Road, said point being on a curve to the left having a radius of 1432.40 feet and a central angle of 12 degrees 18 minutes 15 seconds, thence 104 degrees 05 minutes 30 seconds to the right (angle measured to tangent) in a Northerly direction along the arc of said curve and along the centerline of Oxmoor Road, a distance of 307.61 feet to the P.T. (point of tangent) of said curve; thence in the tangent of said curve and along the centerline of Oxmoor Road a distance of 121.06 feet to the point of beginning.



## **PARCEL 2**

A parcel of land situated in the Northeast quarter of Section 28 and the Northwest quarter of Section 27, Township 18 South, Range 3 West, Jefferson County, Alabama, and being more particularly described as follows:

Commence at the Northeast corner of said Section 28 and run in a Westerly direction along the North line of said Section 28 for a distance of 186.69 feet to the centerline of the CSX Railroad; thence leaving said North line turn an exterior angle to the right of 88 degrees 01 minutes 30 seconds and run in a Southerly direction along said centerline for a distance of 475.93 feet to the intersection of said centerline of CSX Railroad and the centerline of Citation Court (60' R.O.W.); thence turn an exterior angle to the right of 91 degrees 58 minutes 30 seconds and run in an Easterly direction along said centerline of Citation Court for a distance of 364.46 feet to a found PK Nail; thence turn an interior angle to the left of 90 degrees 00 minutes 00 seconds and run in a Southerly direction for a distance of 29.98 feet to a found 1 inch crimp pipe, said point also being on the Southernmost right of way line of said Citation Court, said point also being the POINT OF BEGINNING; thence leaving said Southernmost right of way line continue along the last described course for a distance of 565.91 feet to a set capped rebar stamped GSA CA-560-LS, said point also being on a curve turning to the left, said curve having a radius of 478.34 feet, a central angle of 55 degrees 02 minutes 01 seconds, an interior chord angle to the left of 142 degrees 53 minutes 36 seconds, and a chord distance of 441.99 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 459.45 feet to a set capped rebar stamped GSA CA-560-LS, said point also being on the Easternmost right of way line of said CSX Railroad; thence leaving said curve turn an interior chord angle to the left of 39 degrees 05 minutes 07 seconds and run in a Northerly direction along said Easternmost right of way line for a distance of 918.96 feet to the intersection of said Easternmost right of way line of CSX Railroad and said Southernmost right of way line of Citation Court; thence leaving said Easternmost right of way line turn an interior angle to the left of 88 degrees 01 minutes 16 seconds and run in an Easterly direction along said Southernmost right of way line for a distance of 298.39 feet to the POINT OF BEGINNING. Said parcel contains 196,337 square feet or 4.51 acres more or less.

## **PARCEL 3**

Lot 1, according to the survey of Morning Star Daycare, as recorded in Map Book 20, page 121, in the Probate Office of Shelby County, Alabama.



**PERMITTED EXCEPTIONS:**

Exceptions numbered 2 through 32, inclusive, contained in Schedule B – Part II of that certain Commitment for Title Insurance, Commitment No. PTSA-2012-00336-ALAv3, with an Effective Date of January 27, 2012 at 8:00 a.m. (as to parcels 1 and 2), and January 30, 2012 at 8:00 a.m. (as to parcel 3), issued by Professional Title Services of Alabama, LLC, as Agent for Stewart Title Guaranty Company.



20120504000158020 11/11 \$9427.00  
Shelby Cnty Judge of Probate, AL  
05/04/2012 03:42:46 PM FILED/CERT