

This instrument was prepared by

(Name) Bremen Financial Solutions Inc.

(Address) 4831 County Road 18, Bremen, AL 35033

Form 1-1-22 Rev. 1-06

MORTGAGE—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY Shelby

} KNOW ALL MEN BY THESE PRESENTS: That Whereas,
Pelham 19.5 Limited Partnership

(hereinafter called "Mortgagors", whether one or more) are justly indebted, to
Bremen Financial Solutions Inc.

(hereinafter called "Mortgagee", whether one or more), in the sum
of One hundred eighty-five thousand..... Dollars
(\$185,000.00), evidenced by


One promissory note of even date calling for 360 payments of \$1,903.16, interest 10%, 1st payment October 15th, 2013.

And Whereas, Mortgagors 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 Mortgagors,
Pelham 19.5 Limited Partnership

and all others executing this mortgage, do hereby grant, bargain, sell and convey unto the Mortgagee the following described
real estate, situated in Jefferson..... County, State of Alabama, to-wit:

See attached Exhibit "A".


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Shelby Cnty Judge of Probate, AL
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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 incumbrance 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 incumbrances, 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

have hereunto set his signature and seal, this 4th day of Sept., 2013

(SEAL)
(SEAL)
Sam T. Schiffman
General Partner, Pelham 19.5 (SEAL)

THE STATE of

COUNTY }

I, _____, a Notary Public in and for said County, in said State,
hereby certify that

whose name _____ signed to the foregoing conveyance, and who _____ known to me acknowledged before me on this day,
that being informed of the contents of the conveyance _____ executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this _____ day of _____, 20____
Notary Public.

THE STATE of Alabama
Jefferson COUNTY }
I, Denise Self Wood, a Notary Public in and for said County, in said State,
hereby certify that Samuel T. Schiffman
whose name as General Partner of Pelham 19.5
a 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 such conveyance, he, as such officer and with full authority, executed the same voluntarily
for and as the act of said corporation.
Given under my hand and official seal, this the 4th day of September, 2013

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 28, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS

EXHIBIT "A"

The Southwest 1/4 of the Northwest 1/4 of Section 2, Township 20, Range 3 West, LESS AND EXCEPT: Beginning at the Northwest corner of Southwest 1/4 of the Northwest 1/4, Section 2, Township 20 South, Range 3 West, run South along West line of said 1/4-1/4 Section 661.62 feet; thence turn an angle to the left and run parallel to the North line of said 1/4-1/4 Section 735 feet; thence turn an angle to the left and run 810 feet, more or less, to a point on the North line of 1/4-1/4 Section that is 85 feet West of the Northeast corner of the Southwest 1/4 of the Northwest 1/4, Section 2, Township 20 South, Range 3, West; thence run Westerly along the North line of the said 1/4-1/4 Section a distance of 1239.06 feet to the point of beginning.

LESS AND EXCEPT THE FOLLOWING: Commence at the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama and run thence Northerly along the East line of said 1/4-1/4 Section a distance of 330.00 feet to the point of beginning of the property being described; thence continue along the last described course a distance of 481.67 feet to a point; thence turn an angle of 107 degrees 15 minutes and 00 seconds to the left and run Southwesterly a distance of 630.12 feet to a point; thence turn angle of 90 degrees 00 minutes 00 seconds to the left and run South-Southeasterly a distance of 460.00 feet to a point; thence turn an angle of 90 degrees 00 minutes 00 seconds to the left and run Northeasterly a distance of 487.29 feet to the point of beginning.



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