

STATE OF ALABAMA )  
COUNTY OF SHELBY )

THIS INSTRUMENT PREPARED BY:  
Wallace, Ellis, Fowler, Head & Justice  
Post Office Box 587  
Columbiana, AL 35051

PURCHASE MONEY MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, THAT

WHEREAS, the undersigned Emilio Juarez-Garcia and wife, Blanca Nieves Leon-Magdaleno, and Cynthia Herrera-Leon, unmarried, are justly indebted to Western REI, LLC, an Alabama Limited Liability Company in the sum of Forty Thousand Eight Hundred and NO/100 Dollars (\$40,800.00) (the “Indebtedness”) evidenced by a promissory note of even date, and

WHEREAS, it is desired by the undersigned to secure the prompt payment of the Indebtedness.

NOW, THEREFORE, in consideration of the Indebtedness, and to secure the prompt payment thereof at maturity, the undersigned Emilio Juarez-Garcia, Blanca Nieves Leon-Magdaleno and Cynthia Herrera-Leon (hereafter, the “Mortgagors”), do hereby grant, bargain, sell and convey unto the said Western REI, LLC (hereinafter, the “Mortgagee”), the following described real property (the “Property”) situated in Shelby County, Alabama, to-wit:

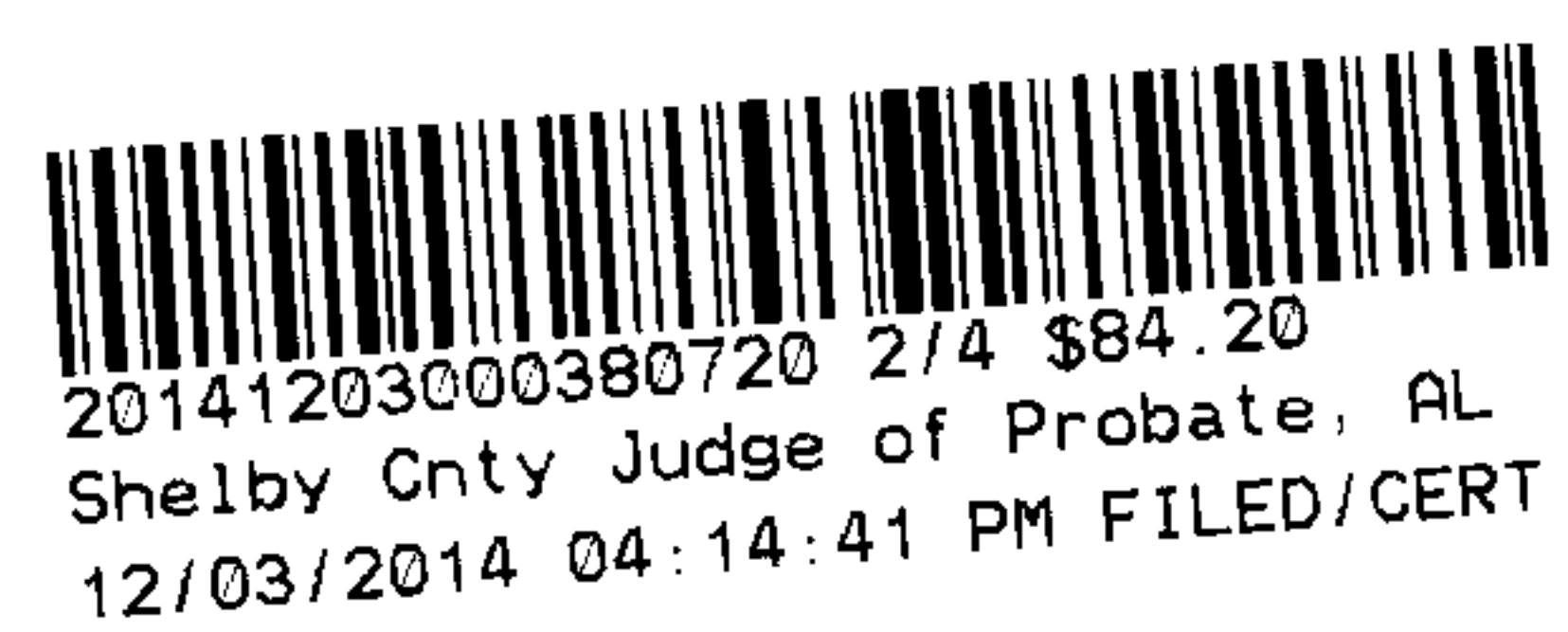
SEE ATTACHED EXHIBIT “A” FOR LEGAL DESCRIPTION

Subject to taxes for 2014 and subsequent years.

TO HAVE AND TO HOLD the above granted premises unto the Mortgagee forever; and for the purpose of further securing the payment of the Indebtedness, the undersigned agrees to pay all taxes, or assessments, when legally imposed upon the Property, and should default be made in the payment of taxes or assessments, the Mortgagee has the option of paying off them; and to further secure the Indebtedness, the undersigned agrees to keep the improvements on the real estate insured against loss or damage by fire, lightning and tornado for the reasonable insurable value thereof in companies satisfactory to the Mortgagee, with loss, if any, payable to the Mortgagee, as the interest of the Mortgagee may appear, and promptly to deliver the policies, or any renewals of the policies, to the Mortgagee; and if the undersigned fails to keep the Property insured as above specified, or fails to deliver the insurance policies to the Mortgagee, then the Mortgagee has the option of insuring the Property for the reasonable insurable value for the benefit of the Mortgagee, the policy, if collected, to be credited on the Indebtedness, less cost of collecting same; all amounts so expended by the Mortgagee for taxes, assessments or insurance, shall become a debt to the Mortgagee, additional to the debt hereby specially secured, and shall

be covered by this Mortgage, and bear interest from the date of payment by the Mortgagee, and be at once due and payable.

Upon condition, however, that if the Mortgagor pays the Indebtedness, and reimburses the Mortgagee for any amounts Mortgagee may have expended for taxes, assessments and insurance, and the interest thereon, then this conveyance to be null and void, but should default be made in the payment of any sum expended by the Mortgagee, or should the Indebtedness hereby secured, or any part thereof, or the interest thereon, remain unpaid at maturity, or should the interest of the Mortgagee in the Property become endangered by reason of the enforcement of any prior lien or encumbrance thereon, so as to endanger the debt hereby secured, or if any statement of lien is 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, then in any one of said events, the whole of the 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 Mortgagee 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, in some newspaper published in Shelby County, Alabama, to sell the same in lots or parcels, or en masse, as Mortgagee may deem best, in front of the Court House door in Shelby County, 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 be necessary then to expend in paying insurance, taxes, or other encumbrances, with interest thereon; third, to the payment of the Indebtedness in full, whether or not it shall have fully matured, at the date of the sale, but no interest shall be collected beyond the day of sale; and fourth, the remainder, if any, to be turned over to the Mortgagor; and the undersigned further agrees that the Mortgagee may bid at said sale and purchase the Property, if the highest bidder therefore, as through a stranger hereto, and the person acting as auctioneer at such sale is hereby authorized and empowered to execute a deed to the purchaser thereof in the name of the Mortgagor by such auctioneer as agent, or attorney in fact; and the undersigned further agrees to pay a reasonable attorney's fee to the Mortgagee 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.





It is expressly understood that the word "Mortgagee" wherever used in this mortgage refers to the persons named as grantees in the granting clause herein.

Any estate or interest herein conveyed to the Mortgagee, or any right or power granted to the Mortgagee in or by this mortgage, is hereby expressly conveyed and granted to the heirs, and agents, and assigns of the Mortgagee.

IN WITNESS WHEREOF, the undersigned Emilio Juarez-Garcia, Blanca Nieves Leon-Magdaleno and Cynthia Herrera-Leon and, have hereunto set their signature and seal, this 2nd day of December, 2014.

Cynthia Herrera  
Cynthia Herrera-Leon

Emilio Juarez-Garcia  
Emilio Juarez-Garcia

Blanca Leon  
Blanca Nieves Leon-Magdaleno

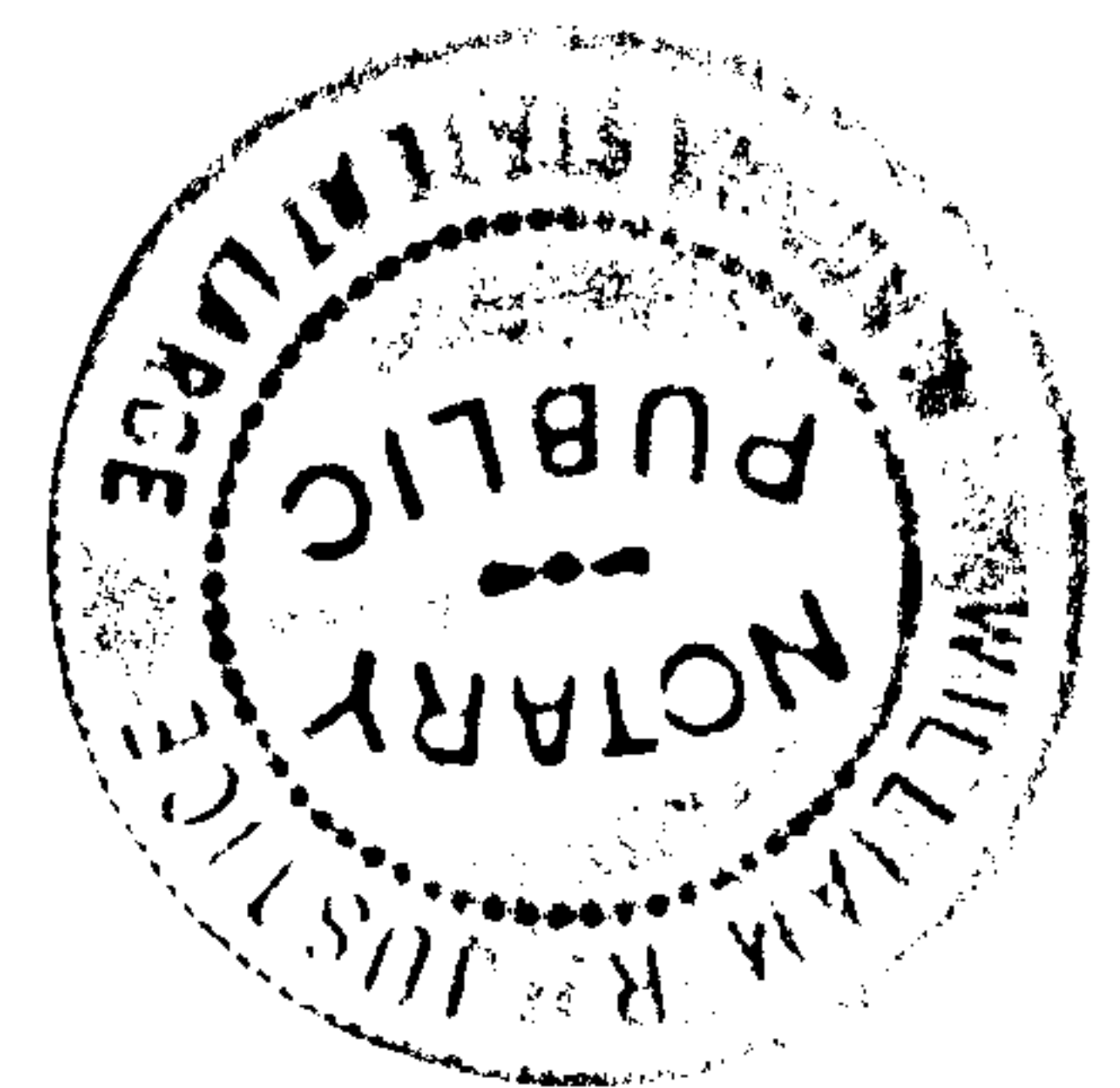
STATE OF ALABAMA   )  
COUNTY OF SHELBY   )

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Cynthia Herrera-Leon, Emilio Juarez-Garcia and Blanca Nieves Leon-Magdaleno, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 2nd day of December, 2014.

William R. Justice  
Notary Public

My Commission Expires: 9/12/15




20141203000380720 3/4 \$84.20  
Shelby Cnty Judge of Probate, AL  
12/03/2014 04:14:41 PM FILED/CERT

EXHIBIT "A"  
LEGAL DESCRIPTION

Commence at the NE corner of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama; thence South 02 degrees 58 minutes 50 seconds East, a distance of 554.25 feet to the point of beginning; thence continue along the last described course, a distance of 407.91 feet; thence North 87 degrees 01 minutes 10 seconds East a distance of 120.00 feet; thence South 01 degrees 42 minutes 01 seconds West, a distance of 120.00 feet; thence South 87 degrees 01 minutes 10 seconds West, a distance of 120.00 feet; thence South 01 degrees 42 minutes 01 seconds East a distance of 232.49 feet; thence South 87 degrees 07 minutes 17 seconds West, a distance of 215.29 feet; thence North 02 degrees 54 minutes 36 seconds West, a distance of 760.33 feet; thence North 87 degrees 07 minutes 17 seconds East, a distance of 222.22 feet to the point of beginning.

Subject to and including an ingress/egress and utility easement, being more particularly described as follows:  
Commence at the NE corner of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama; thence South 02 degrees 58 minutes 50 seconds East, a distance of 962.16 feet; thence South 01 degrees 42 minutes 01 seconds East a distance of 933.78 feet; thence South 84 degrees 45 minutes 31 seconds West, a distance of 154.59 feet to the point of beginning; thence South 01 degrees 25 minutes 18 seconds East, a distance of 208.46 feet to a point on the Northerly right of way line of Alabama Highway 25; thence South 84 degrees 51 minutes 25 seconds West and along said right of way line, a distance of 43.17 feet; thence North 02 degrees 54 minutes 36 seconds West and leaving said right of way line, a distance of 1617.97 feet; thence North 87 degrees 17 minutes East, a distance of 48.56 feet; thence South 02 degrees 54 minutes 36 seconds East, a distance of 1407.87 feet to the point of beginning.

According to survey of Rodney Y. Shiflett, RLS #21784, dated September 26, 2014.

  
20141203000380720 4/4 \$84.20  
Shelby Cnty Judge of Probate, AL  
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