

This instrument prepared by: _____
Halbrooks & Allen, LLC _____
1 INDEPENDENCE PLAZA, STE 704 _____
BIRMINGHAM, ALABAMA 35209 _____
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STATE OF ALABAMA

SHELBY COUNTY

THIS IS A FUTURE ADVANCE MORTGAGE

Know All Men By These Presents, that whereas the undersigned,

Embassy Homes, LLC , a limited liability company ,
is/are justly indebted to Emerald Ridge Land Company, LLC , in the sum of
One Hundred Thirty-Three Thousand Two Hundred Fifteen and No/100 (\$133,215.00) Dollars
evidenced by one promissory note dated February 18 , 2015 and whereas it is desired by
the undersigned to secure the prompt payment of the said indebtedness with interest when
the same falls due;

Now Therefore in consideration of the said indebtedness, and to secure the prompt
payment of the same at maturity, the undersigned, do, or does, hereby grant, bargain, sell and
convey unto the said Emerald Ridge Land Company, LLC (hereinafter called Mortgagee) the
following described real property situated in Shelby County, Alabama, to-wit:

Lot 112, according to the Survey of Emerald Ridge, Sector II, as recorded in
Map Book 38, Page 112, in the Probate Office of Shelby County, Alabama.

Subject to: all easements, restrictions, and rights of way of record.

The proceeds of this loan have been applied against the purchase price of the
property described herein, conveyed to mortgagor(s) simultaneously herewith.

Said property is warranted free from all encumbrances and against any adverse
claims.

TO HAVE AND TO HOLD the above granted premises unto the said Mortgagee forever; and for the purpose of
further securing the payment of said indebtedness, the undersigned, agrees to pay all taxes, or assessments, when
legally imposed upon said premises, and should default be made in the payment of same, said Mortgagee has the
option of paying off the same; and to further secure said indebtedness, the undersigned agrees to keep the
improvements on said 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 said Mortgagee; as the
interest of said Mortgagee may appear, and promptly to deliver said policies or any renewals of said policies, to said
Mortgagee, as the interest of said Mortgagee may appear, and promptly to deliver said policies, or any renewals 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 said Mortgagee has the option of insuring said property for said sum for
the benefit of said Mortgagee, the policy, if collected, to be credited on said indebtedness, less cost of collecting same;
all amounts so expended by said Mortgagee for taxes, assessment or insurance shall become a debt to said
Mortgagee, additional to the debt hereby specially secured, and shall be covered by the mortgage, and bear interest
from the date of payment by said Mortgagee and be at once due and payable.


20150309000071430 1/2 \$216.95
Shelby Cnty Judge of Probate, AL
03/09/2015 11:39:16 AM FILED/CERT

