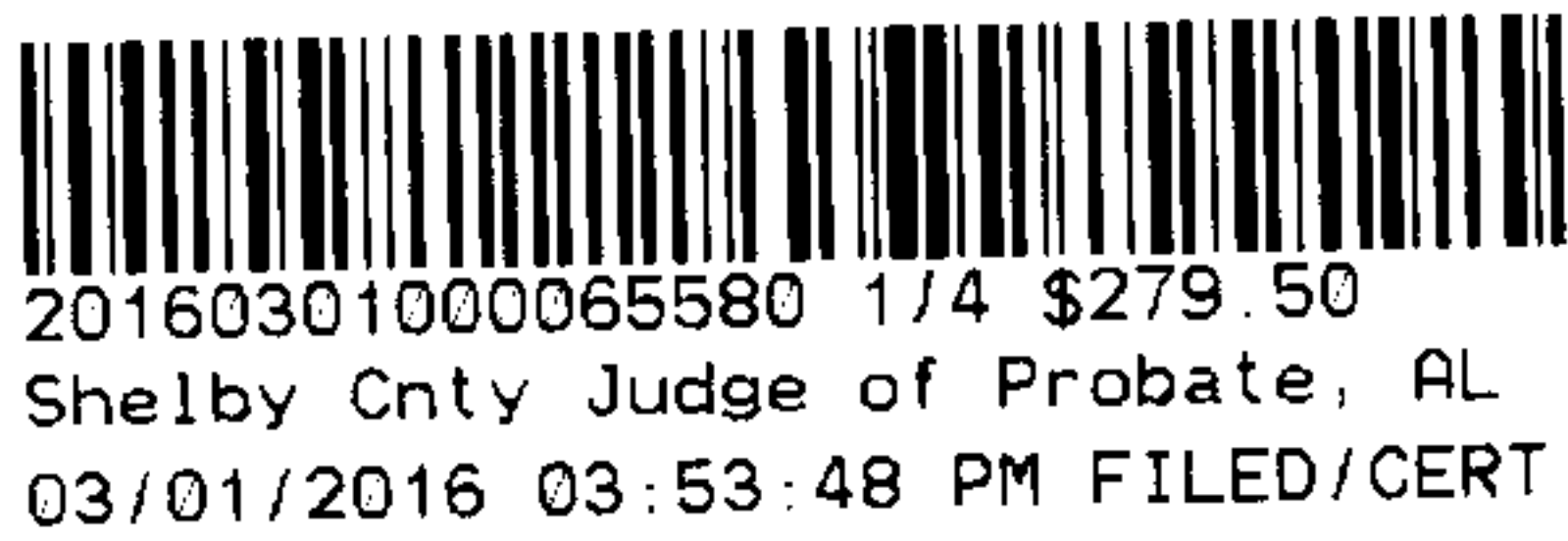


STATE OF ALABAMA)
COUNTY OF SHELBY)

THIS INSTRUMENT PREPARED BY:
ELLIS, HEAD, OWENS & JUSTICE
P O Box 587
Columbiana, AL 35051

PURCHASE MONEY MORTGAGE



KNOW ALL MEN BY THESE PRESENTS, THAT

WHEREAS, the undersigned Charles T. Hampton and Ashley Hampton, husband and wife, are justly indebted to Billy Scurlock and wife, Karen Scurlock in the sum of One Hundred Seventy Thousand Nine Hundred Ten and NO/100 Dollars (\$170,910.00) (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 with interest.

NOW, THEREFORE, in consideration of the Indebtedness, and to secure the prompt payment thereof at maturity, the undersigned Charles T. Hampton and Ashley Hampton (hereafter, the “Mortgagors”), do hereby grant, bargain, sell and convey unto the said Billy Scurlock and Karen Scurlock (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 2016 and subsequent years.
The proceeds of this loan have been applied toward the purchase price of the Property described above conveyed to Mortgagor simultaneously herewith.

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.

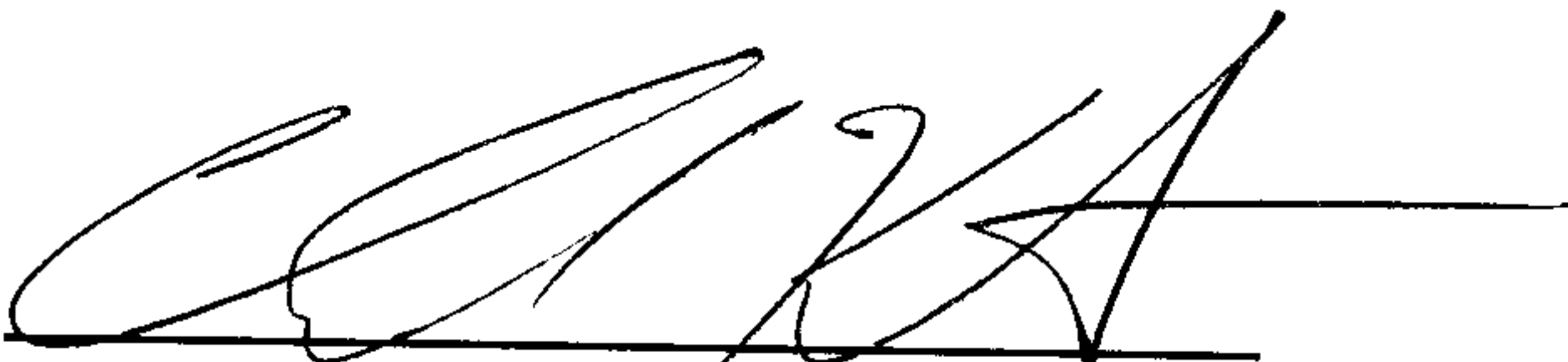

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Shelby Cnty Judge of Probate, AL
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It is expressly understood that the word "Mortgagee" wherever used in this mortgage refers to the persons named as grantees in the granting clause herein.

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 Charles T. Hampton and Ashley Hampton, have hereunto set their signature and seal, this 26th day of February, 2016

WITNESS:

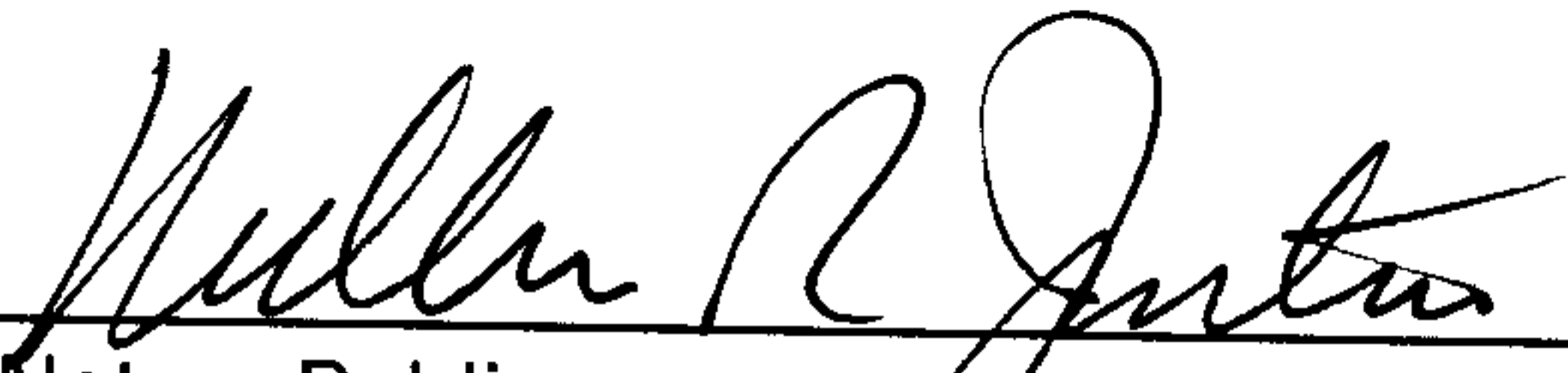

Charles T. Hampton


Ashley Hampton

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Charles T. Hampton and Ashley Hampton, 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 26th day of February, 2016.


Notary Public

My Commission Expires: 9-11-19



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EXHIBIT "A"
LEGAL DESCRIPTION

A Parcel at land situated in Sections 22 and 27, Township 19 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

BEGIN at the SE Corner of above said Section 22, said point being the POINT OF BEGINNING, thence North 01°59'29" West a distance of 1328.49 feet; thence South 87°25'06" West, a distance of 656.98 feet; thence South 01°52'52" East, a distance of 2657.45 feet; thence North 87°26'17" East, a distance of 660.09 feet; thence North 01°54'18" West, a distance of 1329.15 feet to the NE corner of above said Section 27 and the POINT OF BEGINNING.

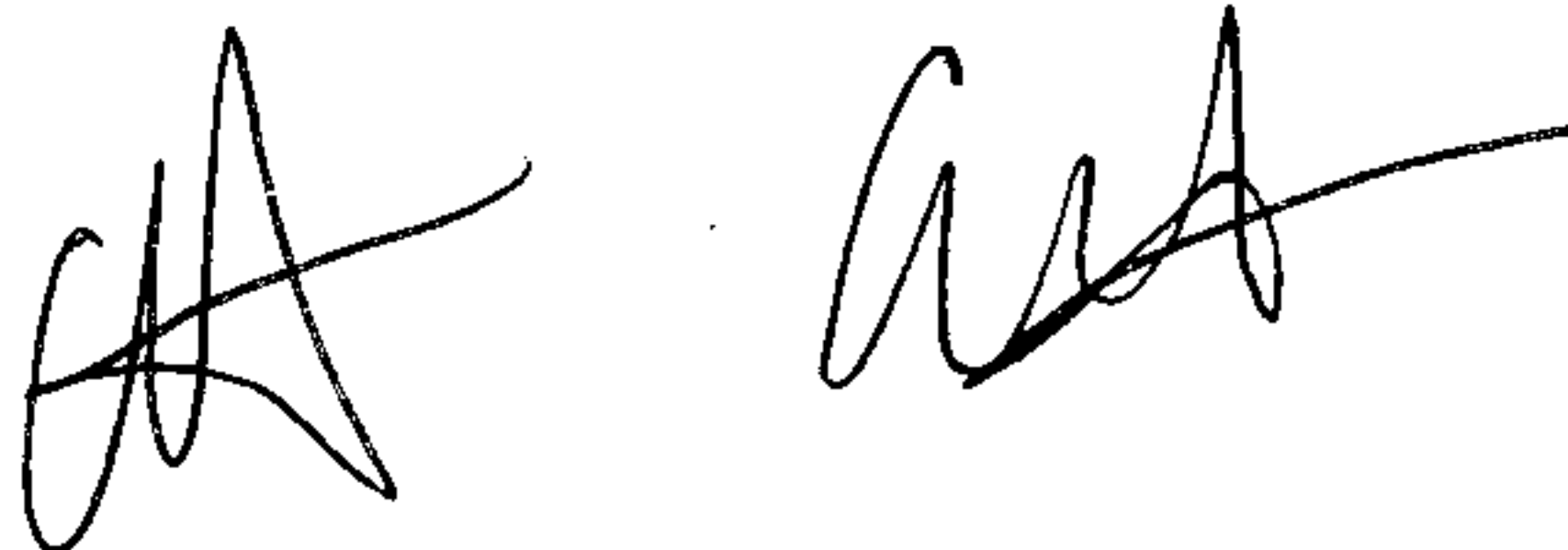
ALSO AND INCLUDING A 30' Ingress/Egress and Utility Easement, lying 15 feet either side of and parallel to the following described centerline:

Commence at the SE Corner of above said Section 22; thence North 01°59'29" West, a distance of 1328.49 feet; thence South 87°25'06" West, a distance of 15.00 feet to the POINT OF BEGINNING OF SAID CENTERLINE; thence North 01°59'29" West, a distance of 1370.21 feet to the centerline of an existing 20 feet easement, as recorded in Instrument #20150220000054370 and the POINT OF ENDING OF SAID CENTERLINE.

ALSO AND INCLUDING:

Together with and subject to a 20' Wide Ingress/Egress and Utility Easement, lying 10' either side of and parallel to the following described centerline:

Commence at the NE Corner of the SW 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 2 East, Shelby County, Alabama; thence South 87°25'06" West, a distance of 329.92 feet; thence South 02°34'27" East, a distance of 412.07 feet; thence North 87°26'26" East, a distance of 343.24 feet to the POINT OF BEGINNING OF SAID CENTERLINE; thence North 17°29'44" East, a distance of 278.50 feet; thence North 23°02'10" East, a distance of 266.77 feet; thence North 31°18'48" East, a distance of 501.96 feet; thence North 21°25'30" East, a distance of 632.27 feet; thence North 32°55'49" East, a distance of 112.49 feet; thence North 66°33'42" East, a distance of 547.85 feet; thence North 87°19'39" East, a distance of 334.21 feet; thence North 89°01'31" East, a distance of 574.57 feet; thence South 81°59'33" East, a distance of 81.93 feet; thence North 88°53'53" East, a distance of 1034.01 feet to the Westerly R.O.W. line of Shelby County Highway 85 and the POINT OF ENDING OF SAID CENTERLINE.





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