


STATE OF ALABAMA)
COUNTY OF SHELBY)

THIS INSTRUMENT PREPARED BY:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

PURCHASE MONEY MORTGAGE


20170220000058590 1/4 \$42.00
Shelby Cnty Judge of Probate, AL
02/20/2017 09:56:13 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, THAT

WHEREAS, the undersigned Johnny Horton, a married man, is justly indebted to
Ronnie Hunt and Sherry Hunt in the sum of Twelve Thousand and NO/100 Dollars (\$12,000.00)
(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 Johnny Horton (hereafter, the "Mortgagors"), does
hereby grant, bargain, sell and convey unto the said Ronnie Hunt and Sherry Hunt (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 2017 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. *This property is*
not the homestead of Mortgagor or his spouse.

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;
to keep termite contract in force and if the undersigned fails to keep the contract in effect,
Mortgagee may do so; 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, termite contract, 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. Mortgagor may not cut any timber located on the Property or make any improvements to the Property without the advance written consent of Mortgagee. The proceeds from any timber cut with Mortgagee's permission shall be paid to Mortgagee but not applied to the Indebtedness.

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

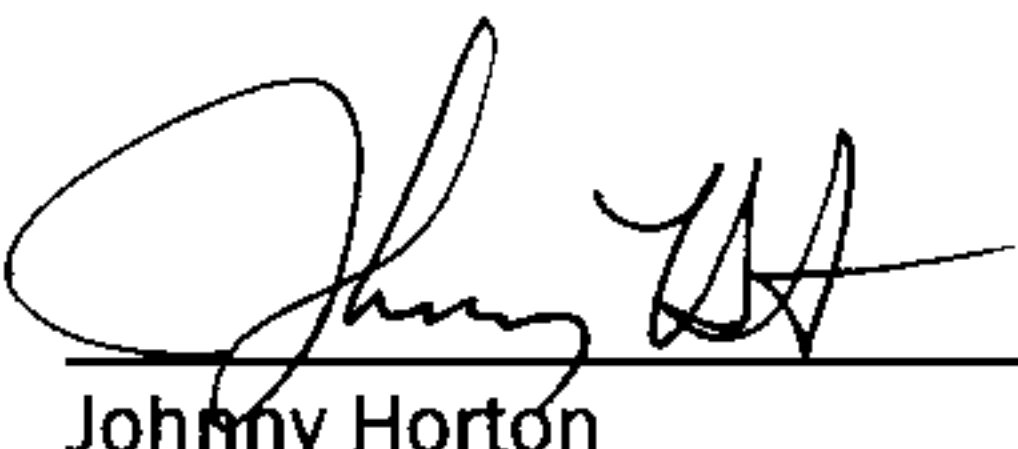
auctioneer at such sale is hereby authorized and empowered to execute a deed to the
 purchaser thereof in the name of the Mortgagor by such auctioneer as agent, or attorney in fact;
 and the undersigned further agrees to pay a reasonable attorney's fee
 to the Mortgagee for the foreclosure of this mortgage 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 Johnny Horton, has hereunto set her signature
 and seal, this 15th day of February, 2017.

WITNESS:

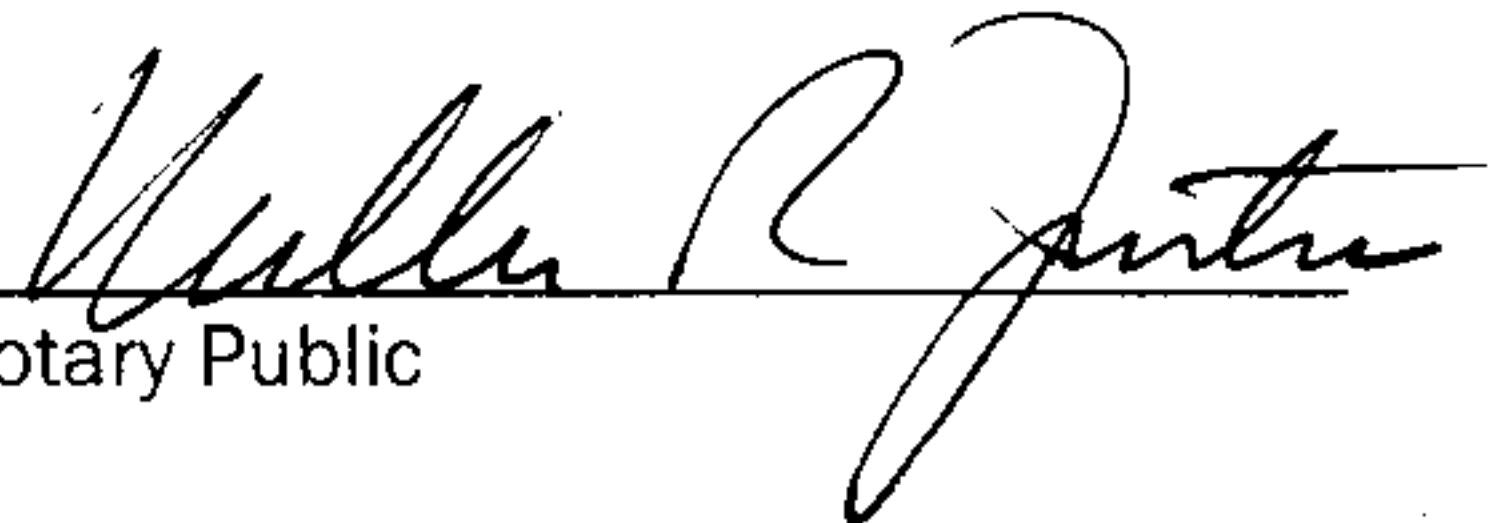


 Johnny Horton

STATE OF ALABAMA)
 COUNTY OF SHELBY)

I, the undersigned a Notary Public in and for said County, in said State, hereby certify
 that Johnny Horton, is signed to the foregoing conveyance and who is known to me,
 acknowledged before me on this day, that, being informed the contents of the conveyance he
 executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 15th day of February, 2017.



 Notary Public

My Commission Expires: 9/11/19




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EXHIBIT "A"
LEGAL DESCRIPTION

A certain lot in the Town of Columbiana, Alabama, more particularly described as follows: Beginning at the Northeast corner of Section 26, Township 21, Range 1 West, and run thence along the section line South 87 degrees West to the western line or margin of Main Street; thence South 84 degrees 30 minutes West 214.5 feet to the point of beginning thence continue 200 feet to an alley between the property herein conveyed and the B. J. Owens property; thence South 3 degrees East along the eastern margin of said alley 68 feet to the Northwest corner of the H. H. Bearden lot; thence North 87 degrees East along the North line of the H. H. Bearden lot 200 feet, thence run North 76 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.


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