

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 Joshua D. Arnold, a married man, is justly indebted to VGD, LLC in the sum of Ninety Thousand and NO/100 Dollars (\$90,000.00) (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 Joshua D. Arnold (hereafter, the "Mortgagors"), does hereby grant, bargain, sell and convey unto the said VGD, LLC (hereinafter, the "Mortgagee"), the following described real property (the "Property") situated in Shelby County, Alabama, to-wit:

Legal Description attached hereto as Exhibit A

Subject to taxes for 2018 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 CONSTITUTES NO PART OF THE HOMESTEAD OF MORTGAGORS OR THEIR RESPECTIVE 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; 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.

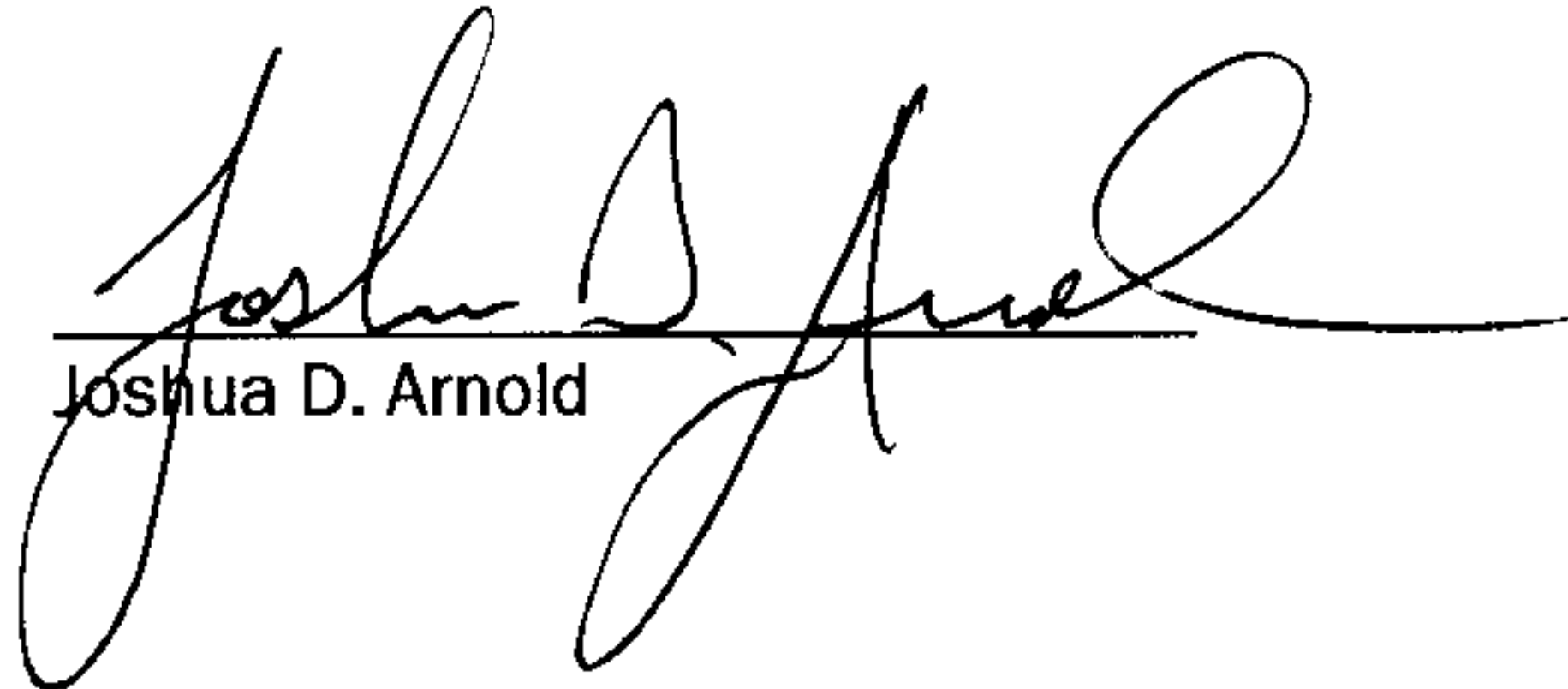
Any estate or interest herein conveyed to the Mortgagee, or any right or power granted to the Mortgagee in or by this mortgage, is hereby expressly conveyed and granted to the heirs, and agents, and assigns of the Mortgagee.

IN WITNESS WHEREOF, the undersigned Tina Bray and Kim Foster, have hereunto set their signature and seal, this 8TH day of May, 2018.

WITNESS:


Tina Bray

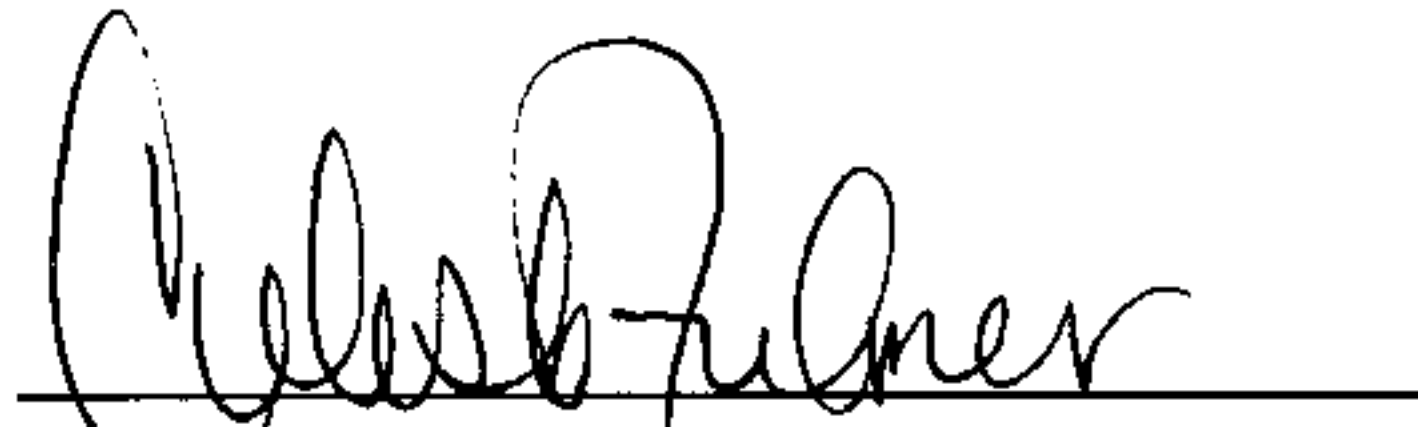

Kim Foster


Joshua D. Arnold

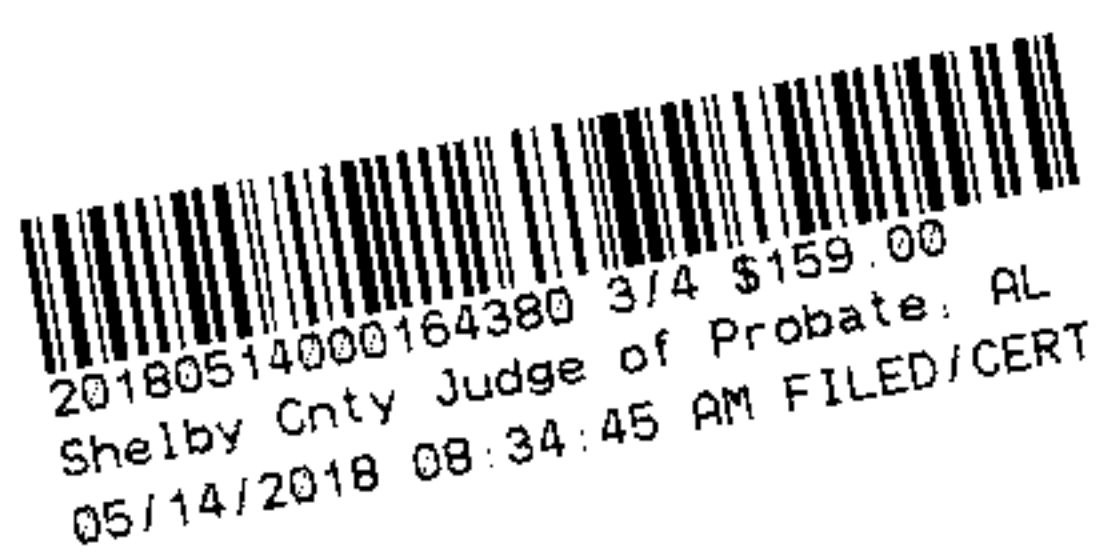
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Joshua D. Arnold, 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 8th day of May, 2018.


Notary Public

My Commission Expires: 10-11-20





SEE ATTACHED LEGAL DESCRIPTION

The land referred to in this contract is described as follows:

Commence at a 1" open top pipe in place being the Southwest corner of the Northwest one-fourth of the Southeast one-fourth of Section 1, Township 20 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 48° 14' 02" West for a distance of 210.61 feet to a 4" x 4" monument in place; thence proceed South 00° 07' 42" East for a distance of 419.32 feet (set ½" rebar); thence proceed North 88° 59' 58" East for a distance of 448.41 feet (set ½" rebar); thence proceed North 00° 08' 44" East for a distance of 413.32 feet to a ½" rebar in place; thence proceed North 89° 39' 13" West for a distance of 124.14 feet to a ½" rebar in place; thence proceed North 09° 37' 58" West for a distance of 70.51 feet to a ½" rebar in place; thence proceed North 09° 02' 30" West for a distance of 44.55 feet to a ½" rebar in place; thence proceed North 00° 22' 19" West for a distance of 34.41 feet to a ½" rebar in place; thence proceed North 10° 51' 02" East for a distance of 61.94 feet to a ½" rebar in place; thence proceed North 05° 28' 51" East for a distance of 70.50 feet to a ½" rebar in place; thence proceed North 46° 49' 47" East for a distance of 118.06 feet to a ½" rebar in place, said point being located on the Westerly right-of-way of Shelby County Road No. 447; thence proceed North 35° 17' 51" West along the Westerly right-of-way of said road for a distance of 51.26 feet to a ½" rebar in place; thence proceed North 89° 37' 33" West for a distance of 226.19 feet to a 1" open top pipe in place, said point being located on the West boundary of said quarter-quarter section; thence proceed South 00° 15' 56" East along the West boundary of said quarter-quarter section for a distance of 265.32 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Southeast one-fourth, the Southeast one-fourth of the Southwest one-fourth and the Northwest one-fourth of the Southeast one-fourth of Section 1, Township 20 South, Range 1 West, Shelby County, Alabama and contains 6.2 acres.

Parcel ID 15-1-01-000-016.000 Shelby County, AL

20180514000164380 4/4 \$159.00
Shelby Cnty Judge of Probate, AL
05/14/2018 08:34:45 AM FILED/CERT