

THIS INSTRUMENT PREPARED BY
(and after recording please return to):

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STATE OF ALABAMA)
:
SHELBY COUNTY)

PURCHASE *AK*
MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, that whereas the undersigned **CLEAR PRONG PARTNERS, LLC**, an Alabama limited liability company (hereinafter "**Mortgagor**"), is justly indebted to **JSJF PROPERTIES I, LLC**, an Alabama limited liability company (hereinafter "**Mortgagee**"), in the initial principal sum of Two Million Eight Hundred Eighty-One Thousand Nine Hundred and No/100ths Dollars (\$2,881,900.00), evidenced by that certain promissory note executed on this same date by Mortgagor in favor of Mortgagee, and whereas it is desired by the undersigned to secure the prompt payment of 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 Mortgagor, do and does hereby grant, bargain, sell and convey unto the said Mortgagee that certain real property situated in Shelby County, Alabama, and more particularly described on *Exhibit A* hereto (the "**Property**").

The Property is warranted free from all encumbrances and against any adverse claims.

TO HAVE AND TO HOLD, the above granted Property unto the said Mortgagee forever; and for the purpose of further security the payment of said indebtedness, the undersigned, agrees to pay all taxes, or assessments, when legally imposed upon said Property, and should default be made in the payment of same, said Mortgagee has the option of paying off the same; to further secure said indebtedness, the undersigned agrees to keep the improvements on said Property 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; and if undersigned fails to keep the Property insured as above specified, or fail to deliver said insurance policies to said Mortgagee than said Mortgagee has the option of insuring the 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, assessments or insurance, shall become a debt to said Mortgagee, additional to the debt hereby specially secured, and shall be covered by this mortgage, and bear interest from the date of payment by said Mortgagee, and be at once due and payable.

Upon condition, however, that if the said Mortgagor pays said indebtedness, and reimburses said Mortgagee for any amounts Mortgagee may have expended for taxes, assessments and insurance, and the interest thereon, then this conveyance shall be deemed satisfied and discharged, but should default be made in the payment of any sum expended by the said Mortgagee, or should said indebtedness hereby secured, or any part thereof, or the interest thereon, remain unpaid at maturity, or should the interest of said Mortgagee in said Property become endangered by reason of the enforcement of any prior lien or incumbrance thereon, so as to endanger the debt hereby secured, or if any statement of lien is filed 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 said 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 said Mortgagee shall be authorized to take possession of the Property 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 said County and State, to sell the same in lots or parcels, or together, as Mortgagee may deem best, in front of the Courthouse door in said County, at public outcry, to the highest bidder for cash and apply the proceeds of said 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 said indebtedness in full, whether the same shall or shall not have fully matured, at the date of said sale, but no interest shall be collected beyond the day of sale; and Fourth, the remainder, if any, to be turned over to the said Mortgagor; and the undersigned, further agrees that said Mortgagee may bid at said sale and purchase said Property, if the highest bidder therefor, as though 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 said Mortgagee for the foreclosure of this mortgage in Court, should the same be so foreclosed, said fee to be a part of the debt hereto secured.

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

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

IN WITNESS WHEREOF, Mortgagor has hereunto set its hand and seal on the 4th day of December 2018.

MORTGAGOR:

CLEAR PRONG PARTNERS, LLC

By: JF Management, LLC

As its: Manager

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Shelby Cnty Judge of Probate, AL
12/07/2018 09:41:06 AM FILED/CERT

By: Jerome Fiorella

As its: Manager

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Jerome Fiorella**, whose name as the **Manager** of **JF Management, LLC**, an Alabama limited liability company, as the **Manager** of **Clear Prong Partners, LLC**, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

GIVEN under my hand and official seal of office, this 4th day of December 2018.

[NOTARIAL SEAL]

Margaret N. Mullen
Notary Public

My Commission Expires:

MARGARET N. MULLEN
Notary Public, Alabama State At Large
My Commission Expires May 31, 2022

EXHIBIT A

Legal Description of Property

A parcel of land situated in the south 1/4 of Section 26, the SW 1/4 of the SW 1/4 of Section 25, and the north 1/4 of Section 35, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

BEGIN at a concrete monument at the SW corner of Section 26, Township 19 South, Range 1 East, Shelby County, Alabama; thence N 00°49'35" E along the west line of the SW 1/4 of the SW 1/4 of Section 26 a distance of 1313.63 feet to a concrete monument at the NW corner of said 1/4-1/4 section; thence N 87°53'09" E along the north line of the south 1/4 of Section 26 a distance of 5319.12 feet to a 1/2" rebar capped PLS 30819 at the NE corner of the SE 1/4 of the SE 1/4 of section 26; thence N 88°52'56" E along the north line of the SW 1/4 of the SW 1/4 of Section 25 a distance of 636.40 feet to a point; thence S 00°01'14" W a distance of 480.56 feet to a point; thence S 68°01'49" W a distance of 473.76 feet to a point; thence S 39°23'01" W a distance of 729.35 feet to a point of curve to the left having a central angle of 39°23'01" and a radius of 250.00 feet, said curve subtended by a chord bearing S 19°41'31" W and a chord distance of 168.48 feet; thence along the arc of said curve a distance of 171.84 feet to a point; thence S 00°00'00" E a distance of 175.11 feet to a point; thence N 90°00'00" W a distance of 99.65 feet to a point of curve to the right having a central angle of 19°12'02" and a radius of 950.00 feet, said curve subtended by a chord bearing N 80°23'59" W and a chord distance of 316.87 feet; thence along the arc of said curve a distance of 318.36 feet to a point; thence N 70°47'58" W a distance of 648.39 feet to a point of curve to the left having a central angle of 20°11'26" and a radius of 2050.00 feet, said curve subtended by a chord bearing N 80°53'41" W and a chord distance of 718.67 feet; thence along the arc of said curve a distance of 722.40 feet to a point; thence S 89°00'36" W a distance of 466.36 feet to a point; thence S 00°00'00" E a distance of 1446.28 feet to a point on the south line of the NW 1/4 of the NE 1/4 of Section 35; thence S 87°56'45" W along the south line of said 1/4-1/4 section and the NE 1/4 of the NW 1/4 of Section 35 a distance of 820.69 feet to a 5/8" rebar; thence S 87°56'41" W along the south line of the NE 1/4 of the NW 1/4 of Section 35 a distance of 681.56 feet to a concrete monument at the SW corner of said 1/4-1/4 section; thence N 00°09'17" E along the west line of said 1/4-1/4 section a distance of 1256.87 feet to a concrete monument at the NW corner of said 1/4-1/4 section; thence S 85°50'53" W along the north line of the NW 1/4 of the NW 1/4 of Section 35 a distance of 1316.91 feet to the POINT OF BEGINNING. Said parcel of land contains 205.85 acres, more or less.

Together with the right to use of the following easements conveyed by Westervelt Realty, Inc. to JSJF Properties I, LLC on August 3, 2018 via Instrument #20180803000277150 to the extent JSJF Properties I, LLC may use the easements:

Easement 1

A sixty (60) foot wide non-exclusive easement over and across certain real property owned by the Grantor located in Shelby County, Alabama which is more particularly identified on the map as

the permanent easement (the "Permanent Easement") for purposes of providing access to and from certain property owned by the Grantee. Grantor reserves the right to replace the easement conveyed herein with another easement at a reasonable location, provided said replacement easement shall be of a similar quality as the one replaced. The route shall not be moved until the alternate route is in substantially the same condition as the original route. Any expense or cost relating to the moving or altering the route shall be paid by the Grantor.

Easement 2

A forty (40) foot wide non-exclusive easement over and across certain real property owned by the Grantor located in Shelby County, Alabama which is more particularly identified on the map as the revocable easement (the "Revocable Easement") for purposes of providing access to and from certain property owned by the Grantee. Grantor reserves the right to terminate the Revocable Easement at Grantor's sole and absolute discretion, by giving written notice to Grantee, specifying the date of termination, such notice to be given not less than thirty (30) days prior to the effective date therein specified.


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