

After recording, return original to:
NACA
225 Centre Street
Roxbury, MA 02119
Attention: Security Agreement

SECURITY AGREEMENT
State of Alabama

THIS INDENTURE made the 19 day of Dec in the year Two Thousand 2017, between:

Grantor(s):

Name: Xavier J. Winston County: Shelby State: Al.
Name: _____ County: _____ State: _____

as party or parties of the first part, hereinafter called Grantor, and NEIGHBORHOOD ASSISTANCE CORPORATION OF AMERICA (NACA), whose address is 225 Centre Street, Roxbury, Massachusetts 02119, as party or parties of the second part, hereinafter called Grantee:

WITNESSETH, that Grantor, for and in consideration of the performance of Grantor's duties and obligations under that certain Neighborhood Stabilization Agreement dated the 19 day of Dec, 2017, has irrevocably mortgaged, granted, and conveyed, and by these presents does irrevocably mortgage, grant and convey unto the said Grantee, its heirs, successors and assigns, the following described property, to-wit:

See EXHIBIT A

THIS SECURITY INSTRUMENT IS SUBJECT AND SUBORDINATE TO THE UNPAID BALANCE DUE ON MORTGAGE FROM GRANTOR HEREIN TO BANK OF AMERICA RECORDED IN DEED BOOK _____, PAGE _____, AFORESAID RECORDS, IN THE AMOUNT OF \$ 25,000. Inst # 2017122000452650

Grantee and Grantor acknowledge and agree that this Security Instrument is subject and subordinate in all respects to the terms, covenants, and conditions of the First Mortgage. The terms and provisions of the First Mortgage are paramount and controlling, and they supersede any other terms and provisions hereof in conflict therewith.

Any default in the performance of any of the covenants of the Neighborhood Stabilization Agreement, evidencing the duties and obligations secured thereby, shall be construed as a default under the terms of this Security Instrument by reason of which Grantee herein may exercise its rights and remedies under this Security Agreement.

TO HAVE AND TO HOLD the said secured premises with all and singular the rights, members and appurtenances thereto appertaining to the only property use, benefit and behalf of Grantee, its heirs, successors and assigns, in fee simple; and Grantor hereby covenants that he/she is lawfully seized and possessed of said property, and has good right to convey it; and that the said bargained premises, unto Grantee, its heirs, successors and assigns, against Grantor, and against all and every other person or persons (except as may be otherwise expressly stated herein) shall and will WARRANT AND FOREVER DEFEND.

This Security Instrument is made under the provisions of all applicable federal, state, and local law, and upon satisfaction of the duties and obligations secured by this Security Instrument it shall be cancelled and surrendered pursuant thereto, the duties and obligations hereby secured being set forth in the Neighborhood Stabilization Agreement.

It is the intention of this Instrument to secure not only the duties and obligations hereinabove described along with any and all renewals and extensions thereof, in whole or in part, but also any and all other and further indebtedness now owing or which may hereafter be owing, however incurred, to Grantee, its successors and assigns, by Grantor and Grantor's successors in title.

It is agreed that the Grantee shall be subrogated to the claims and liens of all parties whose claims or liens are discharged or paid with the proceeds of the loan secured hereby.

Time being the essence of this contract, the Grantee shall have the right to accelerate the maturity of the duties and obligations hereby secured, by declaring the entire debt to be in default and immediately due and payable, upon the failure of the Grantor to satisfy any duty required pursuant to the Neighborhood Stabilization Agreement hereby secured, or upon failure of Grantor to perform any obligation or make any payment require of Grantor by the terms of this Security Agreement.

In the event of default in the performance of any of the obligations required of the Grantor by the terms of this Security Agreement, the Grantee shall be entitled to have a receiver appointed for the property herein described, in connection with or as part of any proceeding to foreclose this Security Agreement or to enforce any of its terms or the collection of all or any part of said debt and Grantor agrees to the appointment of such receiver without proof of insolvency or other equitable grounds and hereby appoints the Grantee as attorney in fact with authority to consent for the Grantor to the appointment of such receiver.

In case the duties and obligations hereby secured shall not be satisfied pursuant to the Neighborhood Stabilization Agreement or by reason of a default as herein provided, Grantor hereby grants to Grantee and assigns the following irrevocable power of attorney: To sell the said property or any part thereof at auction at the usual place for conducting sales at the Courthouse in the County where the land or any part thereof lies, in the State, to the highest bidder for cash, after advertising the time, terms and place of such sale once a week for four weeks immediately preceding such sale (but without regard for the number of days) in a newspaper published in the County where the land lies, or in the paper in which the Sheriff's advertisements for such County are published, all other notice being hereby waived by Grantor, and Grantee or any person on behalf of Grantee, or assigns, may bid and purchase at such sale and thereupon execute and deliver to the purchaser or purchasers at such sale a sufficient conveyance of said premises in fee simple, which conveyance shall contain recitals as to the happening of the default upon which the execution of the power of sale herein granted depends, and Grantor hereby constitutes and appoints Grantee and assigns the agent and attorney in fact of Grantor to make such recitals, and hereby covenants and agrees that the recitals so to be made by Grantee, or assigns, shall be binding and conclusive upon Grantor, and the heirs, executors, administrators and assigns of Grantor, and that the conveyance to be made by Grantee or assigns shall be effectual to bar all equity of redemption of Grantor, or the successors in interest of Grantor, in and to said premises, and Grantee or assigns shall collect the proceeds of such sale, and after reserving therefrom the entire amount of principal and interest due, together with the amount of any taxes, assessments and premiums of insurance or other payments theretofore paid by Grantee, with eight per centum per annum thereon from date of payment, together with all costs and expenses of sale and ten per centum of the aggregate amount due for attorney's fees, shall pay any over-plus to Grantor, or to the heirs or assigns of Grantor as provided by law.

The power and agency hereby granted are coupled with an interest and are irrevocable by death or otherwise and are granted as cumulative to the remedies for collection of said indebtedness provided by law.

This Security Agreement and the Neighborhood Stabilization Agreement hereby secured shall be deemed and construed to be contracts executed and to be performed and enforced according to the laws of the State of Alabama.

IN WITNESS THEREOF, Grantor has hereunto set his/her hand and seal the day and year first above written.

Signed, Sealed and Delivered
In the Presence of:

Sabrina Warren
Witness Signature

Print Name Sabrina Warren

Xavier J. Winston
Grantor Signature

Print Name Xavier J. Winston

Witness Signature

Print Name

Grantor Signature

Print Name

WITNESSES AND GRANTOR(S) MUST SIGN ABOVE. NOTARIZATION TO FOLLOW

EXHIBIT "A"
LEGAL DESCRIPTION

A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NE CORNER OF SAID QUARTER-QUARTER AND RUN SOUTHERLY ALONG THE EAST SIDE OF SAID QUARTER- QUARTER FOR 506 FEET, THENCE TURN AN ANGLE OF 90 DEGREES 04 MINUTES 27 SECONDS TO THE RIGHT AND RUN 260.936 FEET TO THE POINT OF BEGINNING, THEN TURN AN ANGLE OF 35 DEGREES 47 MINUTES 59 SECONDS TO THE LEFT AND RUN 144.95 FEET, THEN TURN AN ANGLE OF 38 DEGREES 12 MINUTES 00 SECONDS TO THE LEFT AND RUN 117.5 FEET, THEN TURN AN ANGLE OF 101 DEGREES 26 MINUTES 00 SECONDS TO THE LEFT AND RUN 158.49 FEET, THEN TURN AN ANGLE OF 96 DEGREES 44 MINUTES 00 SECONDS TO THE LEFT AND RUN 210.507 FEET BACK TO THE POINT OF BEGINNING.

AN EASEMENT FOR INGRESS/EGRESS, FROM THE RIGHT-OF-WAY OF BEARDEN ROAD, ALONG COOPER DRIVE TO SUBJECT PARCEL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE S 00°00'00" E, A DISTANCE OF 506.00; THENCE S 89°55'33" W; A DISTANCE OF 260.94' TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE S 54°16'28" W, A DISTANCE OF 144.95'; THENCE N 16°04'28" E, A DISTANCE OF 50.38'; THENCE N 51°27'41" E, A DISTANCE OF 71.22' TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00, A CENTRAL ANGLE OF 44°34'44", AND SUBTENDED BY A CHORD WHICH BEARS N 73° 45'03" E, AND A CHORD DISTANCE OF 170.68; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 175.06; THENCE S 83°57'35" E, A DISTANCE OF 62.53' TO A CURVE TO THE LEFT, HAVING A RADIUS OF 355.00, A CENTRAL ANGLE OF 13°29'50", AND SUBTENDED BY A CHORD WHICH BEARS N 89°17'30" E, AND A CHORD DISTANCE OF 83.43; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 83.63' TO THE WESTERLY R.O.W. LINE OF BEARDEN ROAD, 100' R.O.W.; THENCE S 31°31'16" E AND ALONG SAID R.O.W. LINE, A DISTANCE OF 22.01' TO A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 375.00, A CENTRAL ANGLE OF 14°51'17", AND SUBTENDED BY A CHORD WHICH BEARS S 88°36'47" W, AND A CHORD DISTANCE OF 96.95; THENCE ALONG THE ARC OF SAID CURVE AND LEAVING SAID R.O.W. LINE, A DISTANCE OF 97.22; THENCE N 83°57'35" W, A DISTANCE OF 62.53' TO A CURVE TO THE LEFT, HAVING A RADIUS OF 205.00, A CENTRAL ANGLE OF 32°55'49", AND SUBTENDED BY A CHORD WHICH BEARS S 79°34'31" W, AND A CHORD DISTANCE OF 116.21; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 117.82; THENCE S 02°06'48" E, A DISTANCE OF 14.99' TO THE POINT OF BEGINNING OF SAID EASEMENT AS PER EASEMENT SURVEY PREPARED BY RODNEY SHIFLETT, RPLS # 21784, DATED AUGUST 19, 2016, JOB NO. 16353.

ACKNOWLEDGEMENT

STATE OF ALABAMA)

COUNTY OF JEFFERSON)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/10/2019 02:35:54 PM
\$22.00 CHERRY
20190710000246260

Allen S. Boyd

BE IT REMEMBERED, That on this day came before me, the undersigned, a Notary Public within and for the County afore said, duly commissioned and acting

Xzavier J. Winston

to me well known or satisfactorily proven, and acknowledged that they had executed the same for consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal such as Notary Public

On this 19th day of December 2017.

[Signature]
Notary Public



Brian M. Cloud
Notary Public
Alabama State at Large
Expires: 12-01-21