


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

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STATE OF ALABAMA)
:
SHELBY COUNTY)


20191218000469830 1/4 \$3109.45
Shelby Cnty Judge of Probate, AL
12/18/2019 03:41:23 PM FILED/CERT

PURCHASE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, that whereas the undersigned **HANBURY PROPERTIES, 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 Fifty-Two Thousand Three Hundred and No/100ths Dollars (\$2,052,300.00), 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.


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IN WITNESS WHEREOF, Mortgagor has hereunto set its hand and seal on the 18th day of December 2019.

MORTGAGOR:

HANBURY PROPERTIES, LLC

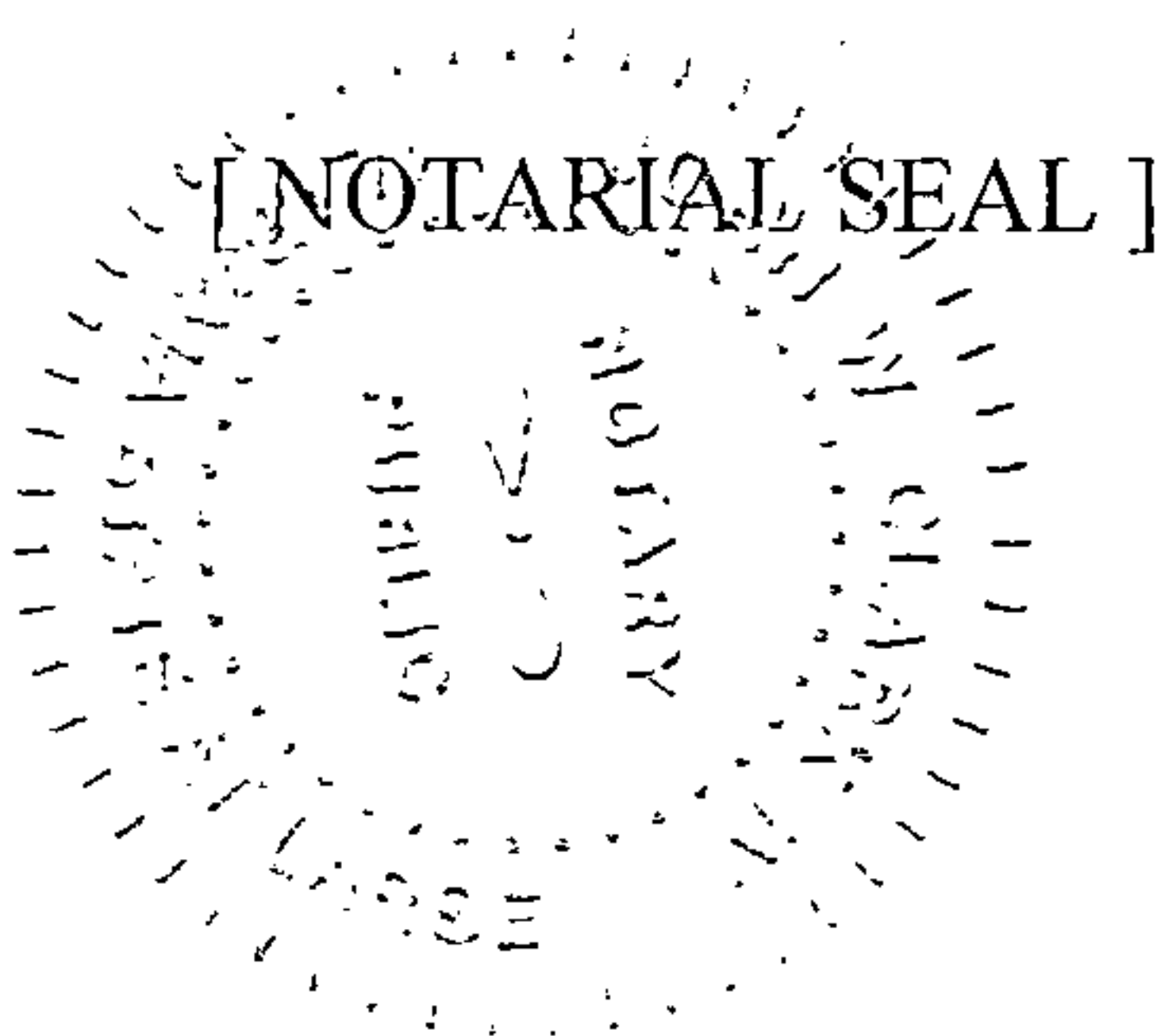
By: JF Management, LLC
As its: Manager

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 **Hanbury Properties, 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 18th day of December 2019.



John W. Clark, IV
Notary Public

My Commission Expires:

JOHN W. CLARK, IV
Notary Public, Alabama State At Large
My Commission Expires Nov. 18, 2022



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EXHIBIT A

Legal Description of Property

Commence at a ½" pipe in place being the Northeast corner of the Northwest one-fourth of the Southeast one-fourth of Section 25, Township 19 South, Range 1 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 00° 39' 06" East along the East boundary of said quarter-quarter section for a distance of 1342.96 feet to a ½" pipe in place, said point being the Southeast corner of said quarter-quarter section; thence proceed South 88° 52' 56" West along the South boundary of said quarter-quarter section, along the South boundary of the Northeast one-fourth of the Southwest one-fourth and along the South boundary of the Northwest one-fourth of the Southwest one-fourth for a distance of 3961.54 feet to a ½" rebar in place (PLS#30819), said point being the Southwest corner of said Northwest one-fourth of the Southwest one-fourth of said Section 25; thence proceed South 87° 53' 09" West along the South boundary of the Northeast one-fourth of the Southeast one-fourth and along the South boundary of the Northwest one-fourth of the Southeast one-fourth of Section 26 for a distance of 1804.18 feet to the centerline of Clear Prong Creek; thence proceed North 35° 30' 00" West along the centerline of said creek for a distance of 154.01 feet; thence proceed North 23° 55' 15" East along the centerline of said creek for a distance of 106.31 feet; thence proceed North 76° 26' 14" East along the centerline of said creek for a distance of 106.10 feet; thence proceed North 14° 53' 23" West along the centerline of said creek for a distance of 66.67 feet; thence proceed North 40° 29' 15" West along the centerline of said creek for a distance of 53.07 feet; thence proceed North 25° 38' 05" East along the centerline of said creek for a distance of 258.44 feet; thence proceed North 05° 29' 18" East along the centerline of said creek for a distance of 414.94 feet; thence proceed North 60° 43' 52" East along the centerline of said creek for a distance of 141.62 feet; thence proceed North 43° 50' 35" East along the centerline of said creek for a distance of 195.34 feet; thence proceed North 65° 29' 36" East along the centerline of said creek for a distance of 122.68 feet; thence proceed North 32° 32' 52" East along the centerline of said creek for a distance of 95.44 feet; thence proceed North 27° 23' 11" East along the centerline of said creek for a distance of 116.82 feet; thence proceed North 03° 15' 05" West along the centerline of said creek for a distance of 77.86 feet; thence proceed North 22° 40' 16" West along the centerline of said creek for a distance of 144.50 feet; thence proceed North 88° 48' 03" East for a distance of 5173.13 feet (set ½" rebar CA-0114-LS) said point being located on the East boundary of the Southwest one-fourth of the Northeast one-fourth of Section 25; thence proceed South 00° 53' 37" East along the East boundary of said quarter-quarter section for a distance of 276.14 feet to the point of beginning,

The above described land is located in the Northwest one-fourth of the Southwest one-fourth, Northeast one-fourth of the Southwest one-fourth, the Southeast one-fourth of the Northwest one-fourth, the Southwest one-fourth of the Northwest one-fourth, the Southwest one-fourth of the Northeast one-fourth and the Northwest one-fourth of the Southeast one-fourth of Section 25, and the Northeast one-fourth of the Southeast one-fourth, the Northwest one-fourth of the Southeast one-fourth and the Southeast one-fourth of the Northeast one-fourth of Section 26, Township 19 South, Range 1 East, Shelby County, Alabama and contains 205.23 acres.



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