



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.

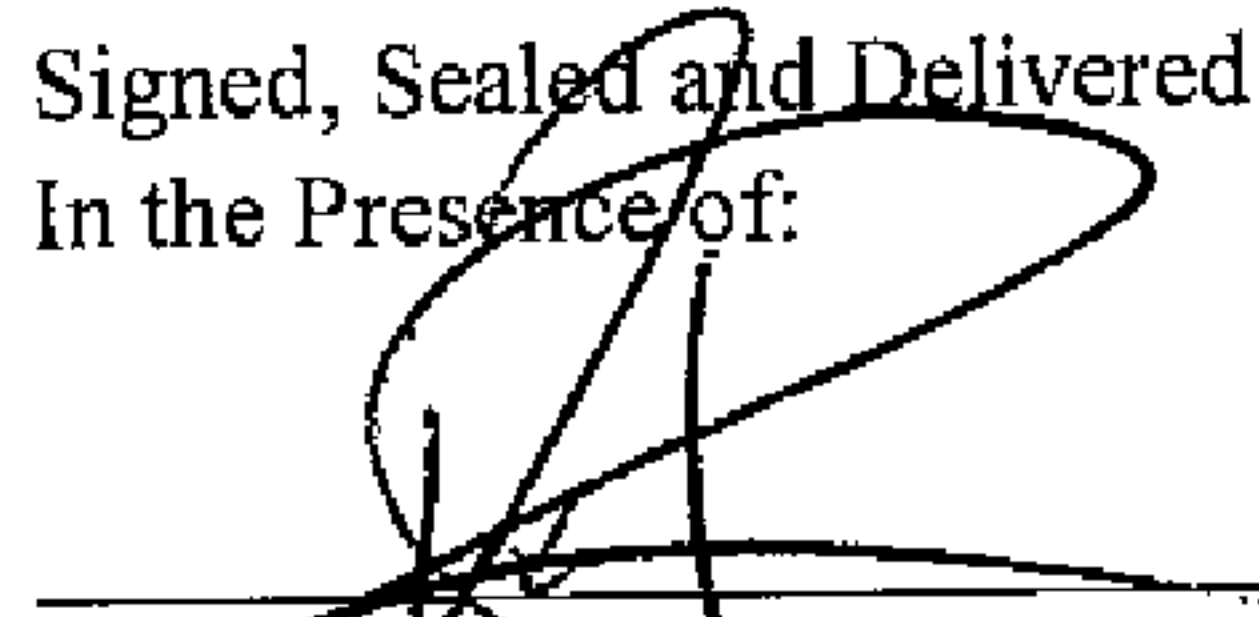
In case the duties and obligations hereby secured shall not be satisfied pursuant to the Neighborhood Stabilization Agreement or by reason of a default as herein provided, Grantor hereby grants to Grantee and assigns the following irrevocable power of attorney: To sell the said property or any part thereof 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.

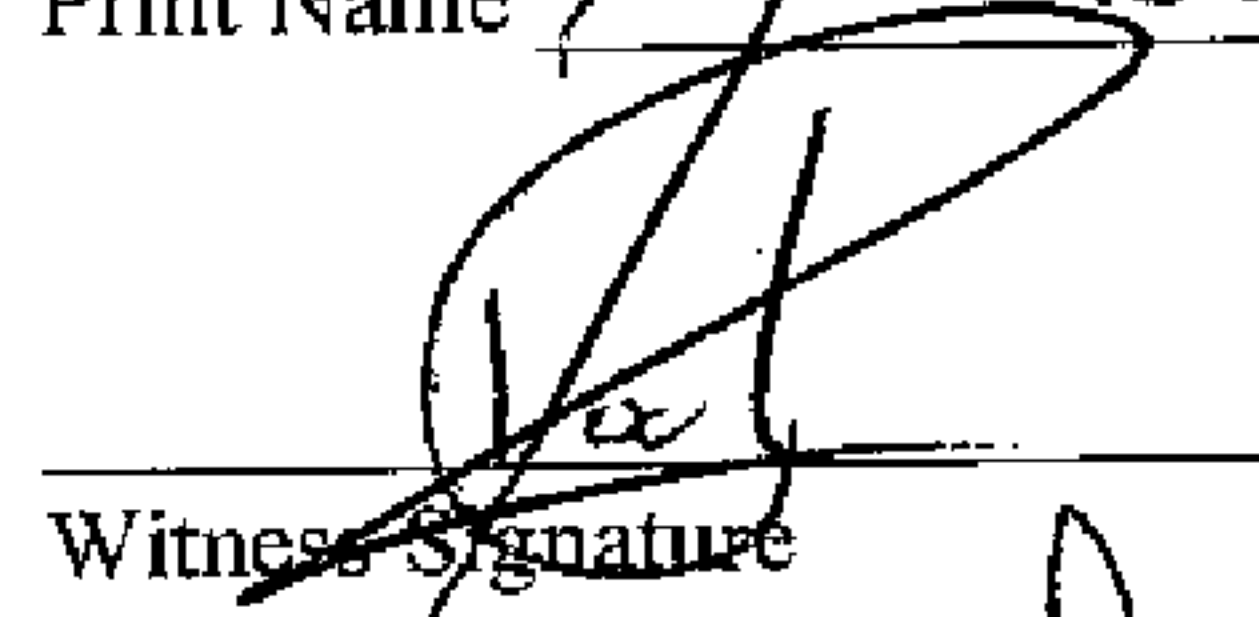
This Security Agreement and the Neighborhood Stabilization Agreement hereby secured shall be deemed and construed to be contracts executed and to be performed and enforced according to the laws of the State of Alabama.


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:

  
\_\_\_\_\_  
Witness Signature  
Print Name David Sigler

  
\_\_\_\_\_  
Grantor Signature  
Print Name Rachel Castille

  
\_\_\_\_\_  
Witness Signature  
Print Name David Sigler

  
\_\_\_\_\_  
Grantor Signature  
Print Name Sarah Castille

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

**20200612000240780 06/12/2020 02:18:16 PM MORT 3/4**  
**Exhibit "A"**

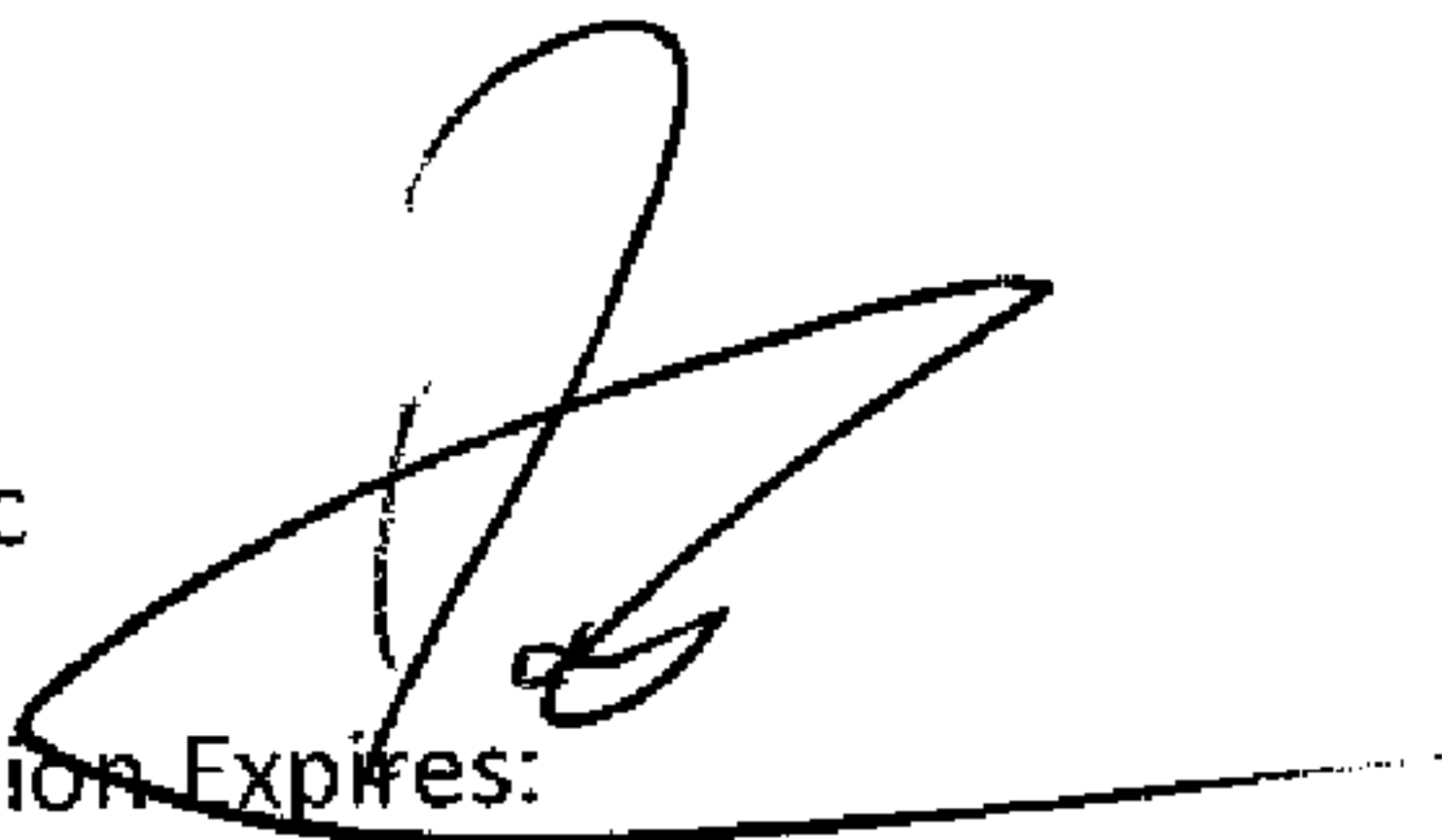
Lot 158, according to the Final Plat of Townside Square, Sector One, as recorded in Map Book 38, Page 120, in the Probate Office of Shelby County, Alabama.

State of Alabama

Jefferson County

I, David Sigler, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Sarah Castille & Rachel Castille is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they, executed the same voluntarily on the day that bears the same date.

Given under my hand and official seal this 15 day of May, 2020.

Notary Public  
My Commission Expires: 



[Notary Seal]



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/12/2020 02:18:16 PM  
\$32.00 CHARITY  
20200612000240780

*Allie S. Bevil*