

20230710000203720  
07/10/2023 08:26:41 AM  
MORT 1/11

County Division Code: AL039 Inst. # 2023045924 Pages: 1 of 9 I certify this instrument filed on: 5/12/2023 7:50 AM  
Doc: MTG Judge of Probate Jefferson County, AL Rec: \$40.00 MtgTx: \$915.00  
Clerk: KKBESS

DOCUMENTS PREPARED BY AND  
UPON RECORDING RETURN TO:

REID H. HARBIN, ESQ.  
HARBIN & MILLER, LLC  
5591 CHAMBLEE DUNWOODY RD.  
BLDG. 1300, STE. 300.  
DUNWOODY, GEORGIA 30338

Property located in Jefferson Co. 75%  
Property located in Shelby Co. 25%

UNITED COMMUNITY BANK, A SOUTH CAROLINA STATE-CHARTERED BANK

## ACCOMMODATION MORTGAGE (Participation)

This mortgage made and entered into this 2 day of May, 2023, by and between

Rodney DeWayne Moon a/k/a Rodney Moon and Karmen Charmaine Moon, husband and wife and R.D.  
Moon, LLC, an Alabama limited liability company

(hereinafter collectively referred to as mortgagor) and

United Community Bank, a South Carolina state-chartered bank

(hereinafter referred to as mortgagee), who maintains an office and place of business at 125 E. Broad  
Street, Greenville, South Carolina 29601.

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby  
acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee,

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his successors and assigns, all of the following described property situated and being in the Counties of Shelby and Jefferson, State of Alabama.

Property legally described on attached Exhibit "A" which exhibit is incorporated herein by this reference.

Commonly known as:

- 112 River Birch Road, Chelsea, AL 35043 (Parcel 1 owned by Rodney Dewayne Moon and Karmen Charmain Moon).
- 3304 Grasselli Avenue Southwest, Birmingham, AL 35221 (Parcel 2 owned by Rodney Moon)
- 703 Center Way South, Birmingham, AL 35205 (Parcel 3 owned by R.D. Moon, LLC)
- 2614 Avenue I, Birmingham, AL 35218 (Parcel 4 owned by R.D. Moon, LLC)

Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that they are lawfully seized and possessed of and have the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that they hereby bind themselves and their successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the Unconditional Guarantees of Karmen C. Moon, Rodney D. Moon and R.D. Moon, LLC of a variable promissory note of even date herewith in the principal sum of \$610,000.00. Said promissory note is made by Moon Frozen Treats Incorporated in favor of mortgagee. The maturity date of this Note and Mortgage is November 2, 2033.

Said promissory note was given to secure a loan in which the Small Business Administration, an agency of the United States of America, has participated. In compliance with section 101.1(d) of the Rules and Regulations of the Small Business Administration [13 C.R.F. 101.1(d)], this instrument is to be construed and enforced in accordance with applicable Federal law.

1. The mortgagor covenants and agrees as follows:

*a.* They will promptly pay the indebtedness evidenced by said promissory note at the times and in the manner therein provided.

*b.* They will pay all taxes, assessments, water rates, and other governmental or municipal charges, fines, or impositions, for which provision has not been made hereinbefore, and will promptly deliver the official receipts therefor to the said mortgagee.

*c.* They will pay such expenses and fees as may be incurred in the protection and maintenance of said property, including the fees of any attorney employed by the mortgagee for the collection of

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any or all of the indebtedness hereby secured, or foreclosure by mortgagee's sale, or court proceedings, or in any other litigation or proceeding affecting said property. Attorneys' fees reasonably incurred in any other way shall be paid by the mortgagor.

*d.* For better security of the indebtedness hereby secured, upon the request of the mortgagee, its successors or assigns, he shall execute and deliver a supplemental mortgage or mortgages covering any additions, improvements, or betterments made to the property hereinabove described and all property acquired by it after the date hereof (all in form satisfactory to mortgagee). Furthermore, should mortgagor fail to cure any default in the payment of a prior or inferior encumbrance on the property described by this instrument, mortgagor hereby agrees to permit mortgagee to cure such default, but mortgagee is not obligated to do so; and such advances shall become part of the indebtedness secured by this instrument, subject to the same terms and conditions.

*e.* The rights created by this conveyance shall remain in full force and effect during any postponement or extension of the time of the payment of the indebtedness evidenced by said promissory note or any part thereof secured hereby.

*f.* They will continuously maintain hazard insurance, of such type or types and in such amounts as the mortgagee may from time to time require on the improvements now or hereafter on said property, and will pay promptly when due any premiums thereof. All insurance shall be carried in companies acceptable to mortgagee and the policies and renewals thereof shall be held by mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the mortgagee. In event of loss, mortgagor will give immediate notice in writing to mortgagee, and mortgagee may make proof of loss if not made promptly by mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to mortgagee instead of to mortgagor and mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged or destroyed. In event of foreclosure of this mortgage, or other transfer of title to said property in extinguishment of the indebtedness secured hereby, all right, title, and interest of the mortgagor in and to any insurance policies then in force shall pass to the purchaser or mortgagee or, at the option of the mortgagee, may be surrendered for a refund.

*g.* They will keep all buildings and other improvements on said property in good repair and condition; will permit, commit, or suffer no waste, impairment, deterioration of said property or any part thereof; in the event of failure of the mortgagor to keep the buildings on said premises and those erected on said premises, or improvements thereon, in good repair, the mortgagee may make such repairs as in its discretion it may deem necessary for the proper preservation thereof; and the full amount of each and every such payment shall be immediately due and payable; and shall be secured by the lien of this mortgage.

*h.* They will not voluntarily create or permit to be created against the property subject to this mortgage any lien or liens inferior or superior to the lien of this mortgage without the written consent of the mortgagee; and further, that they will keep and maintain the same free from the claim of all persons supplying labor or materials for construction of any and all buildings or improvements now being erected or to be erected on said premises. Notwithstanding anything above, mortgagee acknowledges and consents to a prior mortgage in favor of Branch Banking and Trust Company in the original principal amount of \$94,400.00, as to Parcel 1 only. Notwithstanding anything above, mortgagee acknowledges and consents to a prior mortgage in favor of State Farm Bank, F.S.B. in the original principal amount of \$50,250.00, as to Parcel 2 only.

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*i.* They will not rent or assign any part of the rent of said mortgaged property or demolish, or remove, or substantially alter any building without the written consent of the mortgagee.

*j.* All awards of damages in connection with any condemnation for public use of or injury to any of the property subject to this mortgage are hereby assigned and shall be paid to mortgagee, who may apply the same to payment of the installments last due under said note, and mortgagee is hereby authorized, in the name of mortgagor, to execute and deliver valid acquittances thereof and to appeal from any such award.

*k.* The mortgagee shall have the right to inspect the mortgaged premises at any reasonable time.

2. Default in any of the covenants or conditions of this instrument or of the note or loan agreement secured hereby shall terminate the mortgagor's right to possession, use, and enjoyment of the property, at the option of the mortgagee or his assigns (it being agreed that the mortgagor shall have such right until default). Upon any such default, the mortgagee shall become the owner of all of the rents and profits accruing after default as security for the indebtedness secured hereby, with the right to enter upon said property for the purpose of collecting such rents and profits. This instrument shall operate as an assignment of any rentals on said property to that extent.

3. The mortgagor covenants and agrees that if he shall fail to pay said indebtedness or any part thereof when due, or shall fail to perform any covenant or agreement of this instrument or the promissory note secured hereby, the entire indebtedness hereby secured shall immediately become due, payable and collectible without notice, at the option of the mortgagee or assigns, regardless of maturity, and the mortgagee or his assigns may before or after entry sell said property without appraisal (the mortgagor having waived and assigned to the mortgagee all rights of appraisal):

(I) at judicial sale pursuant to the provisions of 28 U.S.C. 2001 (a); or

(II) at the option of the mortgagee, either by auction or by solicitation of sealed bids, for the highest and best bid complying with the terms of sale and manner of payment specified in the published notice of sale, first giving four weeks' notice of the time, terms, and place of such sale, by advertisement not less than once during each of said four weeks in a newspaper published or distributed in the county in which said property is situated, all other notice being hereby waived by the mortgagor (and said mortgagee, or any person on behalf of said mortgagee, may bid with the unpaid indebtedness evidenced by said note). Said sale shall be held at or on the property to be sold or at the Federal, county, or city courthouse for the county in which the property is located. The mortgagee is hereby authorized to execute for and on behalf of the mortgagor and to deliver to the purchaser at such sale a sufficient conveyance of said property, 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 the same mortgagor hereby constitutes and appoints the mortgagee or any agent or attorney of the mortgagee, the agent and attorney in fact of said mortgagor to make such recitals and to execute said conveyance and hereby covenants and agrees that the recitals so made shall be effectual to bar all equity or right of redemption, homestead, dower, and all other exemptions of the mortgagor, all of which are hereby expressly waived and conveyed to the mortgagee; or

(III) take any other appropriate action pursuant to state or Federal statute either in state or Federal court or otherwise for the disposition of the property.

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In the event of a sale as hereinbefore provided, the mortgagor or any persons in possession under the mortgagor shall then become and be tenants holding over and shall forthwith deliver possession to the purchaser at such sale or be summarily dispossessed, in accordance with the provisions of law applicable to tenants holding over. 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.

4. The proceeds of any sale of said property in accordance with the preceding paragraphs shall be applied first to pay the costs and expenses of said sale, the expenses incurred by the mortgagee for the purpose of protecting or maintaining said property, and reasonable attorneys' fees; secondly, to pay the indebtedness secured hereby; and thirdly, to pay any surplus or excess to the person or persons legally entitled thereto.

5. In the event said property is sold at a public foreclosure sale or pursuant to the power of sale hereinabove granted, and the proceeds are not sufficient to pay the total indebtedness secured by this instrument and evidenced by said promissory note, the mortgagee will be entitled to a deficiency judgment for the amount of the deficiency without regard to appraisal.

6. In the event the mortgagor fails to pay any Federal, state or local tax assessment, income tax or other tax lien, charge, fee, or other expense charged against the property the mortgagee is hereby authorized at his option to pay the same. Any sums so paid by the mortgagee shall be added to and become a part of the principal amount of the indebtedness evidenced by said note, subject to the same terms and conditions. If the mortgagor shall pay and discharge the indebtedness evidenced by said promissory note, and shall pay such sums and shall discharge all taxes and liens and the costs, fees, and expenses of making, enforcing, and executing this mortgage, then this mortgage shall be canceled and surrendered.

7. The covenants herein contained shall bind and the benefits and advantages shall inure to the respective successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

8. No waiver of any covenant herein or of the obligation secured hereby shall at any time thereafter be held to be a waiver of the terms hereof or of the note secured hereby.

9. A judicial decree, order, or judgment holding any provision or portion of this instrument invalid or unenforceable shall not in any way impair or preclude the enforcement of the remaining provisions or portions of this instrument.

10. Any written notice to be issued to the mortgagor pursuant to the provisions of this instrument shall be addressed to the mortgagor at 112 River Birch Road, Chelsea, AL 35043-5587 and any written notice to be issued to the mortgagee shall be addressed to the mortgagee at 125 E. Broad Street, Greenville, South Carolina 29601.

11. No conveyance of said property, or any part thereof, shall be made by mortgagor without the written consent of mortgagee. Should the property covered by this mortgage be conveyed by the mortgagor, its successors or assigns to any third party without the written consent of the mortgagee, then at the option of the mortgagee, the whole sum of the principal and interest payable under the Note or Notes secured hereby shall become immediately due and payable.

12. Mortgagor expressly waives all homestead and redemption rights and exemptions. The foregoing constitutes a statement of non-homestead.

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13. The Loan secured by this lien was made under a United States Small Business Administration (SBA) nationwide program which uses tax dollars to assist small business owners. If the United States is seeking to enforce this document, then under SBA regulations:

a) When SBA is the holder of the Note, this document and all documents evidencing or securing this Loan will be construed in accordance with federal law.

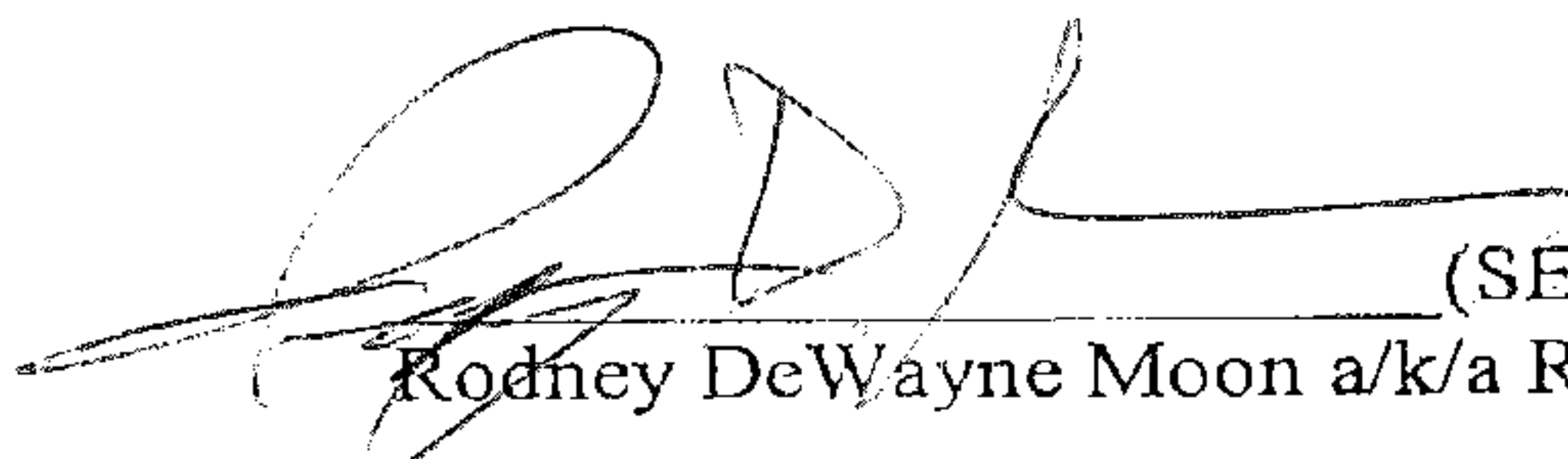
b) Lender or SBA may use local or state procedures for purposes such as filing papers, recording documents, giving notice, foreclosing liens, and other purposes. By using these procedures, SBA does not waive any federal immunity from local or state control, penalty, tax or liability. No Borrower or Guarantor may claim or assert against SBA any local or state law to deny any obligation of Borrower, or defeat any claim of SBA with respect to this Loan.

Any clause in this document requiring arbitration is not enforceable when SBA is the holder of the Note secured by this instrument.

[SIGNATURES ON FOLLOWING PAGE]

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IN WITNESS WHEREOF, the mortgagor has executed this instrument and the mortgagee has accepted delivery of this instrument as of the day and year aforesaid.

 (SEAL)  
Rodney DeWayne Moon a/k/a Rodney Moon

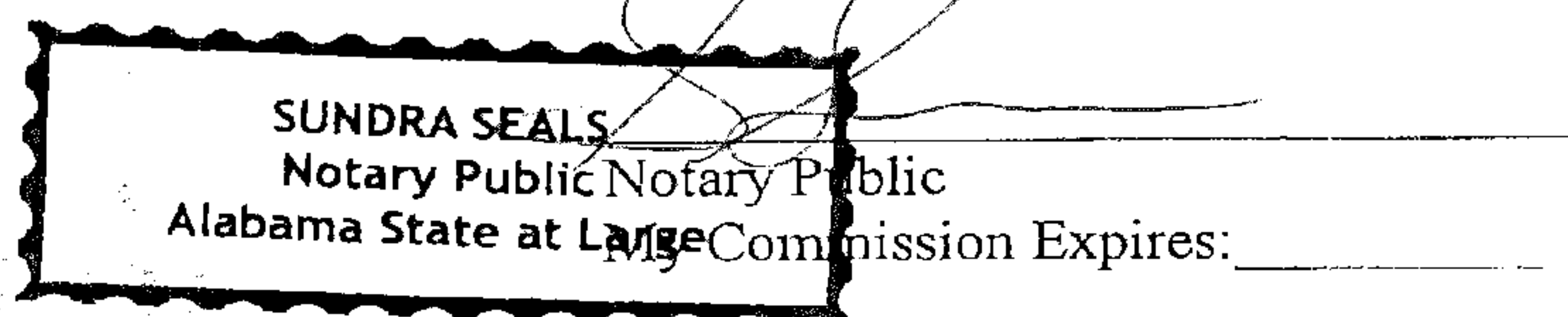
 (SEAL)  
Karmen Charmaine Moon

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Rodney DeWayne Moon a/k/a Rodney Moon and Karmen Charmaine Moon, husband and wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this date that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2<sup>nd</sup> day of May, 2023.



My Commission Expires  
November 9, 2026

[SIGNATURES CONTINUED ON THE NEXT PAGE]

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R.D. Moon, LLC

By: [Signature] (L.S.)  
Rodney D. Moon, Member

STATE OF ALABAMA )  
COUNTY OF Shelby ) ss.

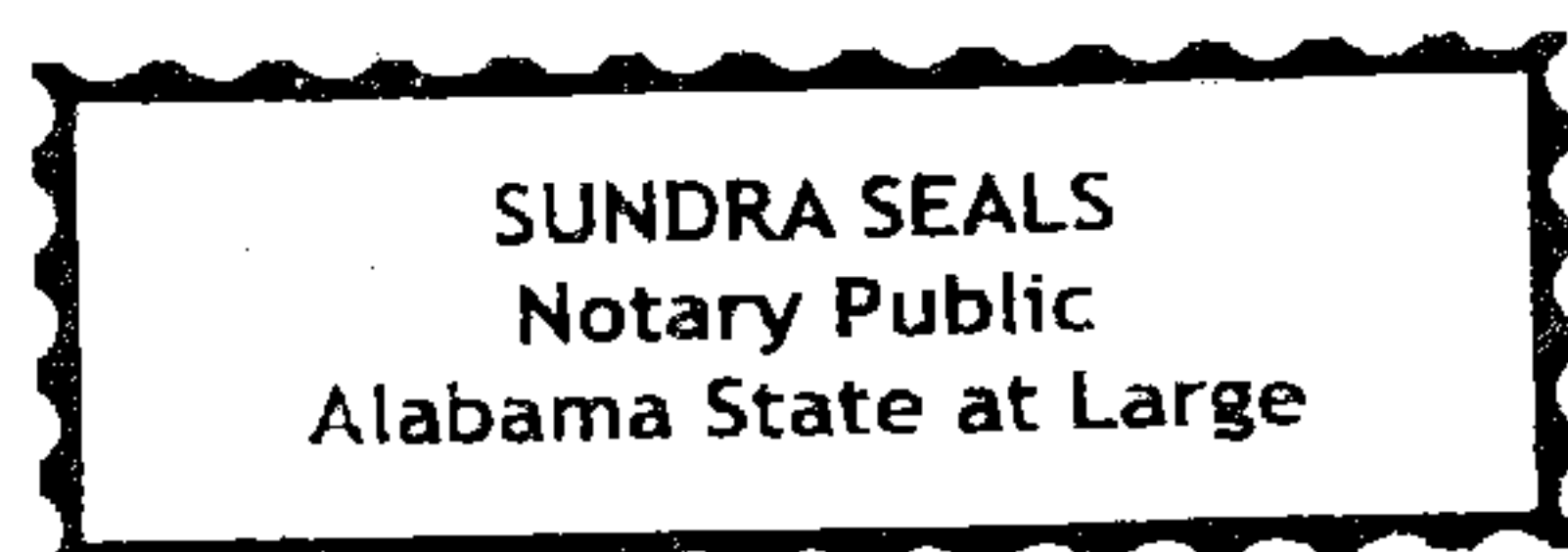
On this 2nd day of May, 2023, before me personally appeared Rodney D. Moon, to me known to be the Member of R.D. Moon, LLC, an Alabama limited liability company, that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument on behalf of the limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Signature [Signature]  
Name: Sundra Seals

My Commission Expires: \_\_\_\_\_

(NOTARIAL SEAL) My Commission Expires  
November 9, 2026



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**EXHIBIT A:**

Legal Description

Parcel 1:

Lot 603, according to the Map and Survey of Windstone V1 Subdivision, as recorded in Map Book 33, Page 31, in the Probate Office of Shelby County, Alabama.

Parcel 2:

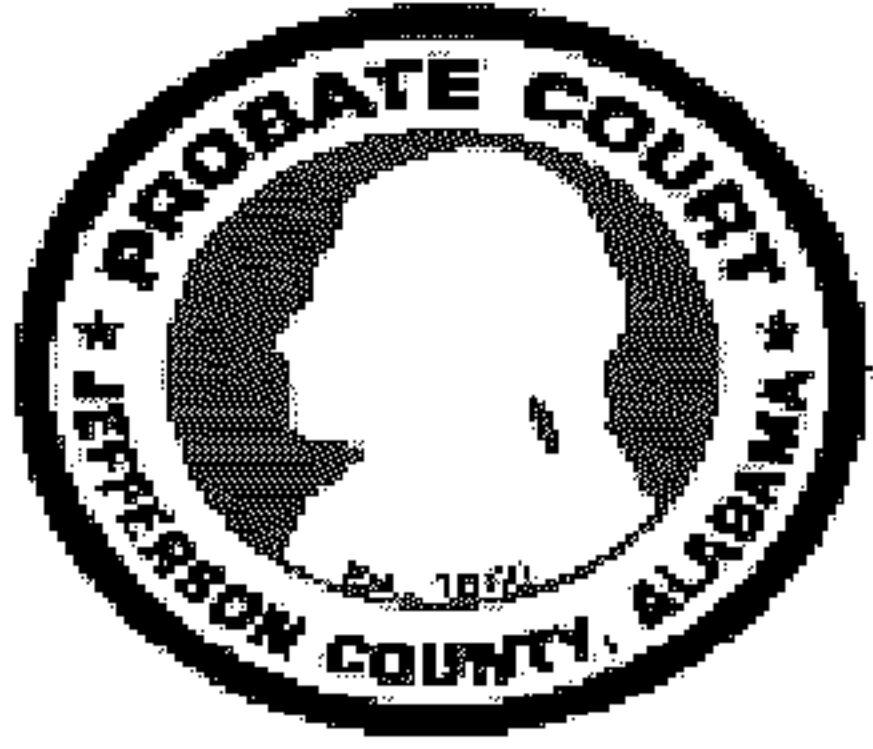
Lots 23 and 24, Block 1, according to the Survey of Tarpley's First Addition to Tarpley, as recorded in Map Book 5, Page 96, in the Probate Office of Jefferson County, Alabama.

Parcel 3:

LOT 7, BLOCK 2, ACCORDING TO N.B. SMITH ADDITION TO BIRMINGHAM, AS RECORDED IN MAP BOOK 13, PAGE 74, IN THE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY, ALABAMA.

Parcel 4:

Lot 9, Block 26H, according to the Survey of First Addition to Ensley as recorded in Map Book 4, page 8, in the Probate Office of Jefferson County, Alabama.



**PROBATE COURT OF JEFFERSON COUNTY  
BESSEMER DIVISION**

1801 THIRD AVENUE NORTH, RM. 101  
BESSEMER, ALABAMA 35020

jeffcoprobatecourt.com • jeffcoelectionsal.com

Judge Elizabeth North  
*Deputy Probate Judge*  
northe@jccal.org  
(205) 481-3253

Accounting  
(205) 425-8208

Judicial  
(205) 481-4102

Recording  
(205) 481-4100

**BIRMINGHAM DIVISION**

Judge James P. Naftel, II  
*Presiding Judge*  
naftelj@jccal.org  
(205) 325-5203

Judge Sherri C. Friday  
fridays@jccal.org  
(205) 325-5426

May 12, 2023

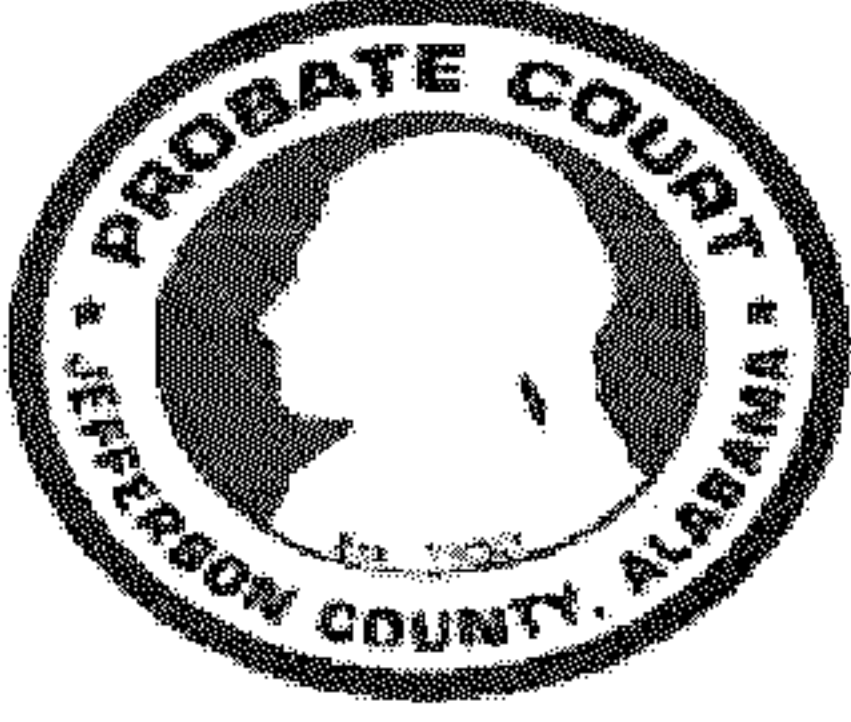
To Whom It May Concern:

I, James P. Naftel II, Judge of Probate of Jefferson County, Alabama, do hereby certify that the mortgage from **Rodney Dewayne Moon, Karmen Charmaine Moon, & R.D. Moon LLC** to **United Community Bank** was recorded in said county on **May 12, 2023**, in Land Records Instrument # **2023045924**. The total amount of tax collected was **\$915.00**.

Distributions to the following counties will be completed as follows:

Jefferson County – 75%  
Shelby County – 25%

James P Naftel II, Probate Judge  
Jefferson County, Alabama



**Judge James P. Naftel and Judge Sherri C. Friday**  
 Judge of Probate  
 Bessemer Courthouse  
 1801 3rd Avenue North  
 Bessemer, AL 35020  
 (205) 481-4100

**CUSTOMER INFORMATION**

SIMPLIFILE  
 4844 N 300 W  
 SUITE 202  
 PROVO, UT 84604

**TRANSACTION INFORMATION**

Transaction #: 11068896  
 Receipt #: 1434411  
 Cashier Date: 05/12/2023  
 Print Date: 05/12/2023  
 Cashier By: KKBESS

Source Code: ERecording  
 Return Code: ERecording  
 Comments:

**MTG OR AMEND OF MTG****Instrument.: 2023045924****MTG Amount \$610,000.00**

From: MOON RODNEY DEWAYNE AK To: UNITED COMMUNITY BANK

RECORDING FEE \$29.00

MTG TAX \$915.00

ARCHIVAL FEE \$11.00

**Document Total: \$955.00**

**ASSIGN OF RENT AND LEASE****Instrument.: 2023045925**

From: MOON RODNEY DEWAYNE AK To: UNITED COMMUNITY BANK

RECORDING FEE \$20.00

ARCHIVAL FEE \$11.00

**Document Total: \$31.00**

**PAYMENT: ERECORDACH****AMOUNT: \$986.00****Void / Revised Reason:**

|                        |                  |                               |                  |                  |                |
|------------------------|------------------|-------------------------------|------------------|------------------|----------------|
| <b>Total Payments:</b> | <b>\$ 986.00</b> | <b>Total Fees:</b>            | <b>\$ 986.00</b> | <b>Shortage:</b> | <b>\$ 0.00</b> |
| <b>Overage:</b>        | <b>\$ 0.00</b>   | <b>Total Change Returned:</b> | <b>\$ 0.00</b>   |                  |                |



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**07/10/2023 08:26:41 AM**  
**\$55.00 JOANN**  
**20230710000203720**

*Allie S. Bayl*