

This instrument was prepared by:  
Rodney S. Parker, Attorney at Law  
2550 Acton Road, Suite 210  
Birmingham, AL 35243

## MORTGAGE

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That Whereas, BAM RENTALS, LLC, an Alabama limited liability company, (hereinafter called "Mortgagor," whether one or more) are justly indebted to MELISSA MCEWEN, (hereinafter called "Mortgagee", whether one or more), in the sum of Fifty Five Thousand and no/100 dollars, \$55,000.00, plus interest. The Borrower who signed the Note has promised to pay this debt in regular monthly payments and to pay the debt in full no later than June 1, 2039 as evidenced by Promissory note executed simultaneously herewith.

And Whereas, Mortgagor agreed, in incurring said indebtedness, that this mortgage should be given to secure the prompt payment thereof.

NOW THEREFORE, in consideration of the premises, said Mortgagor, BAM RENTALS, LLC and all others executing this mortgage, do hereby grant, bargain, sell and convey unto the Mortgagee the following described real estate, situated in Shelby County, State of Alabama, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

Address: 31232 Highway 25, Wilsonville, AL 35186

To Have and to Hold the above granted property unto the said Mortgagee's successors, heirs, and assigns forever, and for the purpose of further securing the payment of said indebtedness, the undersigned agrees to pay all taxes or assessments when imposed legally upon said premises, and should default be made in the payment of same, the said Mortgagee may at Mortgagee's option pay off the same and to further secure said indebtedness, first above named undersigned agrees to keep the improvements on said real estate insured against loss or damage by fire, lightning and tornado for the fair and reasonable insurable value thereof, in companies satisfactory to the Mortgagee, with loss, if any payable to said Mortgagee, as Mortgagee's interest may appear, and to promptly deliver said policies, or any renewal of said policies to said Mortgagee, and if undersigned fail to keep said property insured as above specified, or fail to deliver said insurance policies to said Mortgagee, then the said Mortgagee, or assigns, may at Mortgagee's option insure said property for said sum, for Mortgagee's own benefit, 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 or assigns, additional to the debt hereby specially secured, and shall be covered by this Mortgage, and bear interest from date of payment by said Mortgagee, or assigns, and be at once due and payable.

Upon condition, however, that if the said Mortgagor pays said indebtedness, and reimburses said Mortgagee or assigns for any amounts Mortgagees may have expended for taxes, assessments, and insurance, and interest thereon, then this conveyance to be null and void; but should default be made in the payment of any sums expended by the said Mortgagee or assigns, 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 or assigns 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, 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 the law in case of past due mortgages and the said Mortgagee agents or assigns shall be authorized to take possession of the premises 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, by publication in some newspaper published in County and State, sell the same in lots or parcels or en masse as Mortgagee, agents or assigns deem best, in front of the Court House door of said County, (or the division thereof) where said property is located at public outcry, to the highest bidder for cash, and apply the proceeds of the 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 then be necessary to expend, in paying insurance, taxes, or other incumbrances, 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 balance, if any, to be turned over to the said Mortgagor and undersigned further agree that said Mortgagee, agents, or assigns may bid at said sale and purchase said property, if the highest bidder therefor, and undersigned further agree to pay a reasonable attorney's fee to said Mortgagee or assigns, for the foreclosure of this mortgage in Chancery, should the same be so foreclosed, said fee to be a part of the debt hereby secured.

IN WITNESS WHEREOF the undersigned have hereunto set its signature (s) and seal(s) to be effective the 29th day of July, 2024.

BAM RENTALS LLC

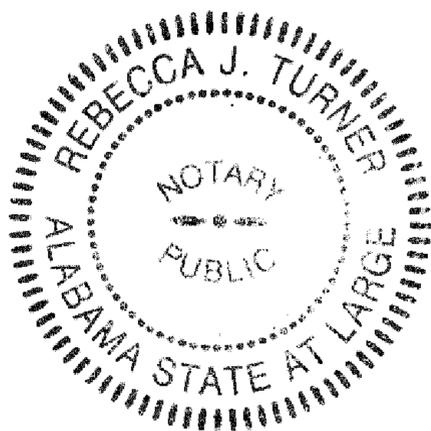


BY: Blakely A. McBee  
ITS: Managing Member

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Blakely A. McBee, whose name as Managing Member of BAM RENTALS, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he as such Member and with full authority, signed his name voluntarily on the day the same bears date.**

Given under my hand and official seal, this 29th day of July, 2024.



Notary Public Rebecca J. Turner  
My Commission Expires: 12/22/2026

## Exhibit A

Commence at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 31, Township 20 South, Range 2 East; thence proceed East, along the South line of said 1/4-1/4 Section for a distance of 96.95 feet, to the East right of way line of Alabama State Hwy. No 25; thence turn a deflection angle of 63 deg. 06 min. 00 sec. to the left and proceed for a distance of 267.75 feet to a point on the East right of way of said Hwy; thence turn a deflection angle of 03 deg. 00 min. 00 sec. to the left and proceed for a distance of 160.0 feet to the point of beginning; thence turn a deflection angle of 01 deg. 16 min. 28 sec. to the left and proceed for a distance of 216.07 feet, to a point on the East right of way of said Hwy; thence turn a deflection angle of 81 deg. 23 min. 56 sec. to the right and proceed for a distance of 206.46 feet, to the West line of Central Hills Subdivision; thence turn a deflection angle of 97 deg. 13 min. 46 sec. to the right and proceed along said Subdivision line, for a distance of 243.80 feet; thence turn a deflection angle of 90 deg. 29 min. 46 sec. to the right and proceed for a distance of 210.00 feet to the point of beginning. Situated in the SE 1/4 of the SW 1/4 of Sec. 31, Township 20 South, Range 2 East, Shelby County, Alabama, and containing 1.094 acres, more or less, according to survey and plat of Frank W. Wheeler, RPLS No. 3385, dated December 1, 1997.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/29/2024 12:10:20 PM  
\$110.50 CHARITY  
20240729000232660

*Allie S. Bezel*