

**REAL ESTATE MORTGAGE**

This instrument prepared by  
Ryan S Marlow, Branch Manager - First South Farm Credit, ACA  
1960 Stonegate Drive  
Birmingham, AL 35242

THE STATE OF ALABAMA  
COUNTY OF Shelby Date 08/26/2024  
For First South Farm Credit, ACA  
as agent/nominee  
Address 1960 Stonegate Drive Birmingham, AL  
35242-

This mortgage is filed as and shall constitute a fixture filing in accordance with the provisions of section 7-9A-502 of the code of Alabama.

WHEREAS Donovan Builders LLC, Michelle L Donovan and spouse, Jack A Donovan, Sr

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ ("Debtor(s)"), whether one or more is/are justly indebted to  
First South Farm Credit, ACA  
as agent/nominee, of Birmingham, AL ("Mortgagee") in the principal  
sum of Four Hundred Eighty Eight Thousand Seven Hundred Fifty and  
00/100

DOLLARS (\$ 488,750.00), as evidenced by a  
promissory note(s) dated 08/26/2024, and payable in accordance with the terms  
thereof, together with any and all renewals, amendments, modifications, consolidations and  
substitutions thereof (the "Mortgage loan"). **Debtor(s) promise to pay this indebtedness in full**  
**not later than 09/01/2054.**

AND WHEREAS, it is contemplated that the Debtor(s) herein, either individually or jointly, may  
now be, or hereafter be, indebted to Mortgagee on account of additional advances, loans or  
obligations, which also include any and all indebtedness of other parties in favor of Mortgagee,  
which any of the Debtor(s) is now or may hereafter (and before payment in full of the Mortgage  
debt hereinabove described and cancellation of this instrument) become contingently liable or  
obligated as surety, guarantor, endorser or otherwise, as well as any and all direct or liquidated  
indebtedness now or hereafter (and before the payment in full of the Mortgage debt hereinabove  
described and cancellation of this instrument) incurred by any of the undersigned Mortgagors in  
favor of the Mortgagee, whether the same be evidenced by note, open account, assignment,  
endorsement, guaranty, pledge or otherwise.

Provisions herein securing future or additional loans or advances or other obligations of the  
Debtor(s) shall not be construed to obligate Mortgagee to make any such future loans or advances  
and the making of any such future loans or advances shall be in the absolute discretion of  
Mortgagee.

NOW THEREFORE, in consideration of the premises and the Mortgage loan hereinabove  
described, and all extensions, renewals, refinances, reamortizations and any other rearrangements  
of the Mortgage loan, and any additional advances, loans or obligations to any of the Debtor(s) as  
herein described, each of the Debtor(s) and Mortgagor(s) do hereby expressly state and  
acknowledge to be of value and benefit to him/her/it, regardless of how and in what manner the  
proceeds of said loans, renewals, or refinances are disbursed or created, and in order to secure  
payment of debts or any other debts of Debtor(s) or any of them to Mortgagee, its successors or  
assigns, and to secure any other amount that the Mortgagee, its successors and assigns may  
advance to the Debtor(s) or any of them, and to secure payment in full of all said debts, cost of  
collection and attorneys' fees,

Donovan Builders LLC and Michelle L Donovan and spouse, Jack A Donovan,  
Sr

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ ("Mortgagor(s)") do(es)

hereby GRANT, BARGAIN, SELL and CONVEY unto the Mortgagee, its successors and assigns, the following described Property situated in Shelby County, Alabama (all of which will be collectively referred to herein as the "Property") to-wit:

See attached Exhibit "A" made part of this mortgage by reference.

TO HAVE AND TO HOLD the aforegranted Property, together with improvements and appurtenances thereunto belonging and all fixtures now or hereafter attached thereto, unto the Mortgagee and its successors and assigns FOREVER, Mortgagor(s) agree(s) that this Mortgage instrument shall, in addition to this debt, secure all other debts and obligations owed by Debtor(s) or any one of them to Mortgagee; and should Debtor(s) become indebted to Mortgagee in excess of the amount herein stated, including pre-existing debt, Debtor(s) and Mortgagor(s) expressly agree(s) that such debts shall be and the same are hereby made a part of this Mortgage debt, with all the rights, power and authority, as to the collection and foreclosure herein expressed. Debtor(s) and Mortgagor(s) expressly agree(s) that the language contained in this instrument and the language contained in each of the promissory notes given unto Mortgagee, evidencing present debts or future and additional loans, obligations or advances, correctly sets forth the intention of Debtor(s) and Mortgagor(s).

Mortgagee will not extend credit to Debtor(s) without the Mortgagor(s) entering into this Accommodation Mortgage, and Mortgagor(s) acknowledges that the benefit received by Debtor(s) constitutes consideration for the Mortgagor(s) entering into this Accommodation Mortgage, and the receipt and sufficiency of such consideration is hereby expressly acknowledged by the Mortgagor(s)

Debtor(s) and Mortgagor(s) do(es) hereby further pledge, pawn and deliver unto said Mortgagee, its successors and assigns, all of the stock and participation certificates of said Mortgagee, owned or acquired hereafter by Debtor(s) or Mortgagor(s), or any of them, said Mortgagee hereby accepting and acknowledging same.

Mortgagor(s) covenant(s) with Mortgagee and its successors and assigns, that Mortgagor(s) is/are lawfully seized in fee of the aforegranted Property; that they are free from all encumbrances, unless otherwise herein stated; that Mortgagor(s) has/have good right to sell and convey the same to Mortgagee; that Mortgagor(s) will warrant and defend the Property to the Mortgagee and its successors and assigns forever against the lawful claims and demands of all persons; and covenant(s) that said Mortgagor(s) shall not sell or further encumber said Property without the written consent of Mortgagee, its successors and assigns.

The undersigned Debtor(s) and Mortgagor(s) expressly agree, jointly and individually, that this Mortgage shall remain in full force and effect as security for the full performance of all obligations of Debtor(s) and Mortgagor(s) herein described and also as security for the payment, when due, of all present or future debts herein described, with interest thereon, and notwithstanding any extensions of the time of, or for the payment of any of said principal or interest, or any changes in the amounts agreed to be paid under or by virtue of any obligations provided for in this mortgage, or any changes by way of release or surrender of any collateral and/or Property held as security. The undersigned Mortgagor(s) and Debtor(s) waive(s) all and every kind of notice of any such extensions or changes and agree that the same may be made without the joinder of the undersigned. And each of the undersigned further, jointly and individually, agree to notify, in writing, Mortgagee, its successors and assigns, of any transfer by deed or otherwise of any of the security herein, whether it be among themselves or a third party and of any encumbrances of any collateral and/or Property held as security by Mortgagee herein, as well as any liens and suits filed and judgments obtained against them or any of them, it being expressly understood, as hereinabove stated, that any sale or further encumbering of any of the security herein described, without the written consent of Mortgagee, its successors and assigns, shall constitute a default under the within Mortgage.

BUT, THIS CONVEYANCE IS MADE UPON THE FOLLOWING CONDITIONS NEVERTHELESS, that is to say: If the Debtor(s) or Mortgagor(s) shall well and truly pay, when due, all sums hereby secured, including future loans and advances, and fulfill all other obligations under this Mortgage, then this conveyance shall become void. But if (a) the Debtor(s) and Mortgagor(s) fail(s) to perform any obligation or agreement herein contained, or (b) violate any provision herein included, or (c) fail to pay when due, any sums hereby secured, including present or future loans, obligations and advances due by any one of the Debtor(s), or (d) fail to pay any installment of any such debt when due or at maturity, or (e) in the event of any other default hereunder, or (f) should Debtor(s) or Mortgagor(s) become insolvent, be adjudicated bankrupt or made defendant in bankruptcy or receivership proceedings, either State or Federal, or (g) if Mortgagee, in good faith believes that the prospect of payment, performance or realization on the security is impaired, or (h) failure to perform or the breach of any term or covenant under any other agreement with the Mortgagee, or the occurrence of any other event of default under any other agreement or loan document entered into with the Mortgagee, or (i) if any loan proceeds are used for a purpose that will contribute to excessive erosion of highly erodible land or to the conversion of wetlands to produce an agricultural commodity, as provided by 7 CFR Part 12, then at the option of the Mortgagee, its successors and assigns, the whole of all debts hereby secured may be declared due and payable, without prior notice, and this Mortgage shall be subject to foreclosure whereupon

Mortgagee or its agents, attorneys or assigns are hereby authorized to immediately take possession of the Property herein described and, with or without taking possession, are further authorized and empowered to sell said Property, hereby conveyed, at auction for cash to the highest bidder at the courthouse door of the county courthouse of any county wherein any of the Property hereby conveyed is situated, first having given notice thereof by publication once a week for three successive weeks in any newspaper then published in each county in which any part of said land is situated; (and if no newspaper is then published in said county or counties, publication in a newspaper having general circulation therein shall suffice). In the event of such sale, the Mortgagee, or its successors and assigns, are authorized to purchase the said Property or any part thereof as if strangers, and the auctioneer or person making the sale is hereby expressly empowered to execute a conveyance in the name(s) of the Mortgagor(s) and Mortgagee, or its successors or assigns, to any purchaser at such sale; and, out of the proceeds of said sale Mortgagee shall first pay all expenses incident thereto, including reasonable and lawful attorneys' fees; then retain enough to pay said debts with the interest thereon and all other outstanding indebtedness then owing to the said Mortgagee, its successors and assigns, and the balance, if any shall be paid to Mortgagor(s) or any other party entitled thereto.

With respect to the Property, Mortgagor(s) has/have complied, is/are in compliance, and will at all times comply in all respect with all applicable laws (whether statutory, common law or otherwise), rules, regulations, orders, permits, licenses, ordinances, judgments, or decrees of all governmental authorities (whether Federal, state, local or otherwise), including, without limitation, all laws regarding public health or welfare, environmental protection, water and air pollution, composition of product, underground storage tanks, toxic substances, hazardous wastes, hazardous substances, hazardous materials, waste or used oil, asbestos, occupational health and safety, nuisances, trespass, and negligence.

The Mortgagor(s) hereby grant(s), and will cause any tenants to grant, to Mortgagee, its agents, attorneys, employees, consultants, contractors, successors and assigns, an irrevocable license and authorization, upon reasonable notice, to enter upon and inspect the Property and facilities thereon, and perform such tests, including without limitation, subsurface testing, soils and groundwater testing, and other tests which may physically invade the Property thereon, as the Mortgagee, in its sole discretion, determines is necessary to protect its security interest, provided however, that under no circumstances shall the Mortgagee be obligated to perform such inspections or tests.

Mortgagor(s) agree(s) to indemnify and hold Mortgagee, its directors, employees, agents, successors and assigns, harmless from and against any and all claims, losses, damages, liabilities, fines, penalties, charges, judgments, administrative orders, remedial action requirements, enforcement actions of any kind, and all costs and expenses incurred in connection therewith (including, but not limited to, attorneys' fees and expenses incurred by Mortgagee in and for this indemnity), arising directly or indirectly, in whole or in part, out of any failure of Mortgagor(s) to comply with the environmental representations, warranties and covenants contained herein.

Mortgagor(s)' representations, warranties, covenants and indemnities contained herein shall survive the occurrence of any event whatsoever, including, without limitation, the satisfaction of the promissory note secured hereby, the reconveyance or foreclosure of this Mortgage, the acceptance by Mortgagee of a deed in lieu of foreclosure, or any transfer or abandonment of the Property.

To provide for payment of all debts secured by this Mortgage, Mortgagor(s) hereby assign(s) to the Mortgagee all sums of money which are now due or hereafter may become due to Mortgagor(s) for claims, injury or damage to the Property from any cause, and also all sums which are now due or hereafter may become due to Mortgagor(s) as rents, royalties, bonuses or delay rentals under any oil, gas or other mineral lease now existing, or hereafter entered into by Mortgagor(s) on the Property described above and to assign payment of these sums to the Mortgagee. Mortgagor(s) agree(s) to execute and deliver to the Mortgagee any further instruments which the Mortgagee may require. At the Mortgagee's option, sums paid to it by virtue of this assignment may be released by the Mortgagee to Mortgagor(s), and release of any such sums shall not prevent the Mortgagee from receiving payment of any other sums under this assignment. If not released by the Mortgagee to Mortgagor(s), such sums may be applied to pay any matured debt owing to the Mortgagee, or if no matured debt exists, such sums may be applied as advance payment of principal, according to the provisions of the promissory note described herein. Release of this Mortgage of record shall automatically terminate the Mortgagee's right to recover any further sums under this assignment.

All the rents, royalties, issues, profits, revenue, income and other benefits of the Property described aforesaid arising from the use or enjoyment of all or any portion thereof or from any lease or agreement pertaining thereto (the "Rents and Profits") are hereby absolutely assigned, transferred and conveyed to Mortgagor(s) to be applied by Mortgagee in payment of the principal and interest and all other sums payable on the promissory note described herein and all other sums payable under or by this Mortgage. Prior to the happening of any event of default as specified herein, Mortgagee shall have a license to collect and receive all Rents and Profits as trustee for the benefit of the Mortgagor(s) and shall apply the amount so allocated first to the payment of interest and principal and other sums due and payable under the promissory note described herein, and to the payment of all other sums payable under this Mortgage. Thereafter, so long as no event of default has occurred, the balance shall be distributed to the account of Mortgagor(s). Nothing contained in this article or elsewhere in this Mortgage shall be construed to make or render Mortgagee in possession unless and until Mortgagee actually takes possession of the Property described herein either in person or through an agent or receiver. Upon the occurrence of an event of default, Mortgagee may notify tenants to pay all future Rents and Profits to the Mortgagee, and by its execution hereof Mortgagor consents to Mortgagee's collection of the

Rents and Profits and does hereby appoint Mortgagee as its attorney in fact to demand, collect and sue for the Rents and Profits coming due after the occurrence of an event of default. This appointment is coupled with an interest and is irrevocable. Mortgagor may also, at its discretion, seek the appointment of a receiver after the occurrence of an event of default and all expenses of a receivership shall be paid from the Rents and Profits and/or proceeds of a sale in the event of a foreclosure.

Mortgagor(s) hereby agree(s) to indemnify Mortgagee for and save harmless from any and all liability, loss or damage, including reasonable attorneys' fees, which Mortgagee might incur under said leases or by virtue of this assignment, and from any and all claims and demands whatsoever, which may be asserted against Mortgagee thereunder or hereunder, and, without limiting the generality of the foregoing, and covenants that this assignment, prior to any such default by Mortgagor(s) and entry upon the Property described herein by Mortgagee by reason thereof, shall not operate to place responsibility for control, care, management or repair of the Property described aforesaid upon the Mortgagee, nor need carrying out of said leases, nor shall it operate to make Mortgagee responsible or liable for any waste committed on the Property described aforesaid herein by the tenants or any other party, or for any negligence in the management, upkeep, repair or control of said Property described aforesaid resulting in loss or injury or death to any tenant, licensee, invitee, employee, stranger or other person.

Mortgagor(s) shall not execute any lease of all or any portion of the Property described herein without the prior written consent of Mortgagee and all leases entered into hereafter will be in form and substance subject to the approval of the Mortgagee.

Mortgagor(s) will at all times promptly and faithfully perform or cause to be performed all the covenants, conditions and agreements contained in all leases of the Property described aforesaid now or hereafter existing on the part of the lessor thereunder to be kept and performed.

If, at such time, a receiver has not been appointed, any monies received or collected by Mortgagee, its successors or assigns, by virtue of this assignment, shall be applied for the following purposes, but not necessarily in the order named, priority and application of such funds being within the sole discretion of Mortgagee, its successors and assigns:

1. To the payment of all necessary expenses for the operation, protection and preservation of the Property described aforesaid, including the total and customary fees for management services and reasonable attorneys' fees.
2. To the payment of taxes levied and assessed against the Mortgaged Property described aforesaid as said taxes and assessments become due and payable.
3. To the payment of premiums due and payable on any insurance policy described aforesaid.
4. To the payment of installments of principal and interest due on the herein described Promissory Note as and when they become due and payable.
5. The balance remaining after payment of the above shall be paid to the then owner of record of the Property described aforesaid.

If Mortgagee herein, its successors or assigns, elects to foreclose this Mortgage in a Court having jurisdiction thereof, Mortgagor(s) will pay the costs thereof including reasonable attorneys' fees, which shall be and constitute a part of the debt hereby secured.

Mortgagor(s) and Debtor(s) further specifically waive(s) all exemptions which Mortgagor(s) or Debtor(s) has/have, or to which Mortgagor(s) or Debtor(s) may be entitled under the Constitution and laws of the State of Alabama or any other State in regard to the collection or enforcement of the debts hereby secured.

Mortgagor(s) promise(s) and agree(s) to pay all taxes and other lawful charges and assessments which may be imposed upon, or levied against the Property, hereby described, before the same become delinquent, so long as the debts hereby secured remain unpaid; and also to keep buildings and other improvements on said above described Property insured against loss by fire, lightning, tornado, earthquake, theft, and all other expected risks and perils as Mortgagee may require and in such companies and under such policies and in such form as Mortgagee may require, to their full insurable value, until all debts hereby secured have been paid in full. All such policies of insurance shall contain loss payable clauses in favor of Mortgagee and the original of such policies shall be deposited with Mortgagee.

It is further hereby agreed that failure of Debtor(s) or Mortgagor(s) to insure the Property as herein required and/or failure to pay taxes and assessments due thereon before the same become delinquent, shall constitute default in the terms of this Mortgage; and in such event Mortgagee, its successors and assigns, may at this option and without notice pay such delinquent insurance premiums, taxes, or assessments, add the same to the principal of the Mortgage indebtedness, declare the Mortgage in default, and proceed at its option to foreclose the same just as if default had been made in the payment of any other debt hereby secured.

If required as a condition of any loan secured hereunder, Debtor(s) or Mortgagor(s) shall pay to Mortgagee on the day installments are due, until the note is paid in full or any escrow requirement is otherwise waived in writing by Mortgagee, a sum to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this instrument as a lien or encumbrance on the property; and (b) premiums for any and all insurance required by Mortgagee. Such amounts required hereunder shall be determined in accordance with the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X ("RESPA"). Upon payment in full of all sums secured by this instrument, or if any such escrow requirement is no longer required as a condition of any loan secured hereunder, Mortgagee shall promptly refund to Debtor(s) or Mortgagor(s) any funds held by Mortgagee under this escrow requirement.

If the land covered by this Mortgage is located in a government mandated flood area where participation in a Federal Flood Insurance Program is required, Mortgagor agrees that upon receipt of notification from Mortgagee and within the time period established by Mortgagee, Mortgagor will obtain and maintain flood insurance in such amount as Mortgagee requires on all buildings, improvements, fixtures and any mobile home(s), now existing or hereafter erected, placed or maintained on or in the mortgaged land described in this Mortgage, together with all other personal property securing Mortgagor's obligations to Mortgagee and maintained on or in such buildings, improvements or mobile home(s), until the loans, future advances and all other indebtedness secured by the Mortgaged Land and this Mortgage is fully paid. Mortgagee may require Mortgagor to obtain or maintain such flood insurance at the time any loan(s) secured hereby are made or at any time thereafter until the loans secured by such property are fully paid. Mortgagor agrees to pay Mortgagee the cost of premiums and fees incurred with purchasing flood insurance for Mortgagor, if Mortgagor fails to do so within the time period required by Mortgagee. At the option of the Mortgagee, insurance funds may be used for reconstruction or repair of the destroyed or damaged insured buildings and insurance funds not so used shall be applied on such part of the indebtedness secured hereby as Mortgagee, in its sole discretion, may determine.

Mortgagor(s) agree(s) not to abandon the Property, not to commit waste, to use the Property in a good and husbandlike manner for lawful purposes only, and to keep the Property in a good state of repair. It is further agreed that in the event the Mortgagor(s) fail(s) to keep the Property, or any part thereof in a good state of repair, the Mortgagee shall have the right, at its option, to make needed repairs or improvements and such expenditures shall become part of the debt secured. It is further agreed that Mortgagee may make inspections of the Property at any time without notice.

Mortgagor(s) and Debtor(s) further agree that if at any time hereafter, the Mortgagee shall for any reason employ agents or attorneys in connection with this Mortgage, or the enforcement of this Mortgage, including, but not limited to, retention of counsel for representation of the Mortgagee in any proceeding arising out of, or in connection with a bankruptcy action filed by or against this Mortgagor, including, but not limited to retention of counsel for representation of the Mortgagee in any proceeding arising out of, or in connection with a bankruptcy action filed by or against the Debtor(s) or Mortgagor(s), or in connection with any matter affecting the title, or right to possess the said Property, Mortgagor(s)/ Debtor(s) agree(s) to pay all reasonable costs and attorneys' fees in connection with such representation and such costs and attorneys' fees shall be included as part of the obligation secured hereby.

Unless a contrary intention is indicated by the context, words used herein in the masculine gender include feminine and the neuter, and the singular includes the plural and the plural the singular. Whenever used, the term "Debtor(s)" shall include all debtors collectively and any one of the debtors individually, and all liability shall be joint and several. Whenever used, the term "Mortgagor(s)" shall include all mortgagors collectively and any one of the mortgagors individually, and all liability shall be joint and several. Whenever the terms "Debtor(s)" and "Mortgagor(s)" are used together, all liability to each debtor and mortgagor shall be joint and several.

This Mortgage and the obligation secured hereby is subject to the provision of the Farm Credit Act of 1971, (12 USC 2001, et seq.) as amended and supplemented from time to time.

The laws of the State of Alabama will govern this Mortgage and the debts secured hereby. THIS MORTGAGE SECURES PRE-EXISTING AND SUBSEQUENT DEBTS.

If marked, then Mortgagor(s) do(es) hereby represent and covenant that the herein described Property does not constitute Homestead Property within the meaning of Section 6-10-3, Code of Alabama (1975). In the event the foregoing box is not checked, Mortgagor represents that the Property constitutes the Mortgagor's homestead, and by his/her execution hereof, does hereby waive and relinquish any and all claims of exemption under the Constitution and laws of the state of Alabama, including but not limited to, the homestead exemption under Section 6-10-2 et seq. Code of Alabama (1975).

**JURY WAIVER.** MORTGAGEE AND DEBTOR HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THE RIGHT EITHER MAY HAVE TO TRIAL BY JURY IN RESPECT TO ANY LITIGATION BASED HEREON, OR ARISING OUT OF, UNDER OR RELATED TO THIS MORTGAGE, ANY LOAN DOCUMENT AND ANY AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HEREWITH, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS, (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF EITHER PARTY. DEBTOR ACKNOWLEDGES THAT THIS WAIVER OF JURY TRIAL IS A MATERIAL INDUCEMENT TO THE MORTGAGEE IN EXTENDING CREDIT TO THE DEBTOR, THAT THE MORTGAGEE WOULD NOT HAVE EXTENDED SUCH CREDIT WITHOUT THIS JURY TRIAL WAIVER, AND THAT DEBTOR HAS BEEN REPRESENTED BY AN ATTORNEY OR HAS HAD AN OPPORTUNITY TO CONSULT WITH AN ATTORNEY IN CONNECTION WITH THIS JURY TRIAL WAIVER AND UNDERSTANDS THE LEGAL EFFECT OF THIS WAIVER.

**THIS MORTGAGE IS EXECUTED BY THE MORTGAGOR IN FAVOR OF, AND THE TERM "MORTGAGEE" AS USED HEREIN SHALL INCLUDE,**

First South Farm Credit, ACA, FOR ITSELF  
**AND AS AGENT/NOMINEE FOR ANY PARTY PURSUANT TO A MASTER AGREEMENT  
 AMONG IT AND ITS WHOLLY-OWNED SUBSIDIARIES**  
First South Farm Credit, FLCA AND \_\_\_\_\_  
 \_\_\_\_\_, AS THEIR

**INTERESTS MAY APPEAR.**

IN WITNESS WHEREOF, the Debtor(s) and Mortgagor(s) has/have hereunto signed their name(s) and seal(s) this 26th day of August, 2024.

Donovan Builders LLC  
By: *Michelle Donovan* (SEAL)  
Michelle Donovan, Managing Member

By: *Jack Donovan* (SEAL)  
Jack Donovan, Member

*Michelle L. Donovan* (SEAL)  
Michelle L. Donovan, Individually

*Jack A. Donovan, Sr.* (SEAL)  
Jack A. Donovan, Sr, Individually

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

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(SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

INDIVIDUAL ACKNOWLEDGEMENT

THE STATE OF ALABAMA }  
COUNTY OF SHELBY }

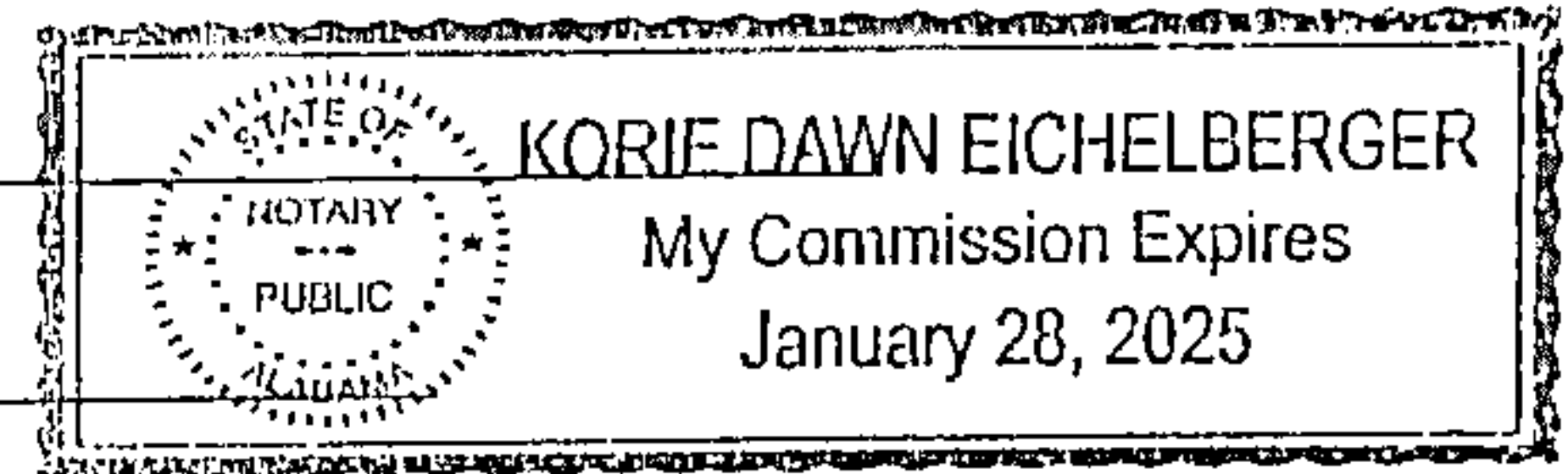
I, the undersigned authority, a Notary Public for said State and County, hereby certify that  
MICHELLE L. DONOVAN and spouse, JACK A DONOVAN, SR.

whose name(s) is/are signed to the foregoing Mortgage, and who is/are known to me, acknowledge before me on this date, that, being informed of the contents of the within Mortgage, he/she/they executed the same voluntarily on the day the same bears date.

Given under my name and seal this 26TH day of AUGUST, 2024.

Notary Public Korie Dawn 

My Commission Expires: 1-28-25



CORPORATE\* PARTNERSHIP\* ASSOCIATION ACKNOWLEDGEMENT

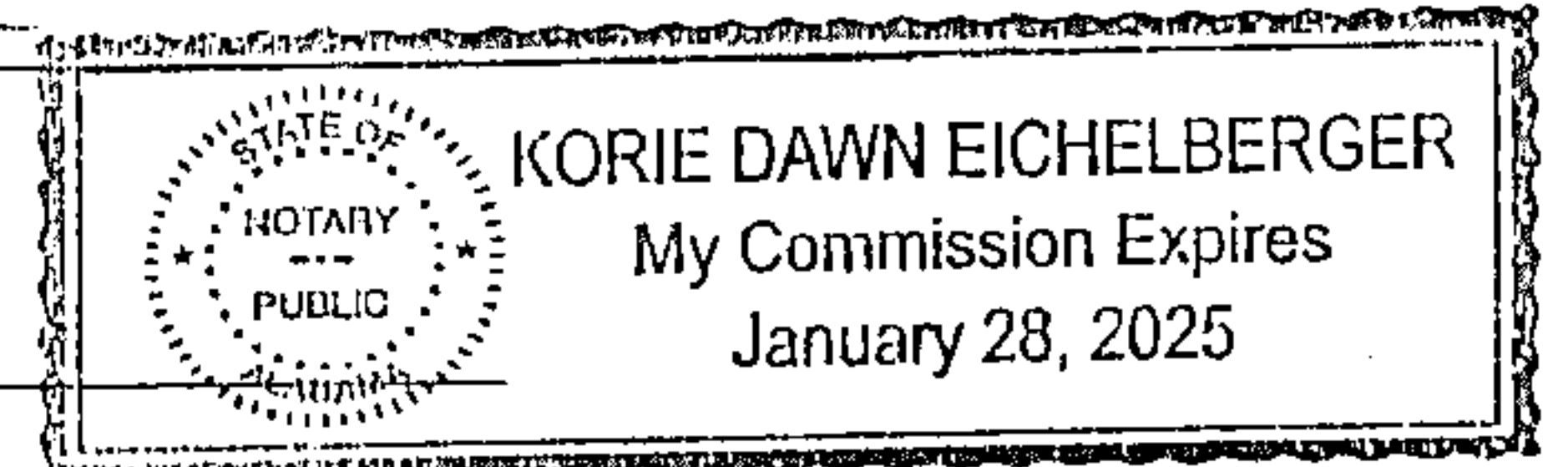
THE STATE OF ALABAMA }  
COUNTY OF SHELBY }

I, the undersigned authority, a Notary Public for said State and County, hereby certify that  
MICHELLE DONOVAN and JACK DONOVAN whose name(s) as MANAGING MEMBER and MEMBER of DONOVAN BUILDERS, LLC is/are signed to the foregoing Mortgage, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the within Mortgage, he/she/they executed the same voluntarily and with full authority on the day the same bears date for and as the act of said DONOVAN BUILDERS, LLC

Given under my name and seal this 26TH day of AUGUST, 2024.

Notary Public Korie Dawn 

My Commission Expires: 1-28-25



INDIVIDUAL ACKNOWLEDGEMENT

THE STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ }

I, the undersigned authority, a Notary Public for said State and County, hereby certify that

whose name(s) is/are signed to the foregoing Mortgage, and who is/are known to me, acknowledge before me on this date, that, being informed of the contents of the within Mortgage, he/she/they executed the same voluntarily on the day the same bears date.

Given under my name and seal this 26TH day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public \_\_\_\_\_

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

First South Farm Credit, ACA as agent/nominee  
Ryan S Marlow

**EXHIBIT "A"**  
**REAL ESTATE MORTGAGE LEGAL DESCRIPTION**  
**Donovan Builders, LLC and Michelle L Donovan and spouse Jack A Donovan, Sr.**  
**August 26, 2024**

Commence at a ½" rebar in place being the Northeast corner of the Northeast one-fourth of the Southwest one-fourth of Section 13, Township 22 South, Range 2 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 00° 53' 53" East along the East boundary for a distance of 1297.10 feet to a 4" x 4" concrete monument in place being the Southeast corner of said quarter-quarter section; thence proceed South 00° 08' 04" East along the East boundary of the Southeast one-fourth of the Southwest one-fourth for a distance of 439.10 feet to a ½" rebar in place being located on the Northerly right-of-way of Shelby County Highway 86 (Shelby Iron Works Public Road); thence proceed South 82° 59' 43" West along the Northerly right-of-way of said road for a distance of 242.41 feet; thence proceed South 88° 14' 09" West along the Northerly right-of-way of said road for a distance of 389.95 feet; thence proceed North 88° 57' 11" West along the Northerly right-of-way of said road for a distance of 350.67 feet; thence proceed North 01° 19' 08" East for a distance of 551.08 feet to a ½" rebar in place; thence proceed North 68° 34' 21" West along a meandering wire fence and along the North boundary of the McNamee Family Subdivision as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 49 at Page 74 for a distance of 38.03 feet; thence proceed North 89° 57' 23" West along said meandering fence and along the North boundary of said subdivision for a distance of 35.43 feet; thence proceed North 67° 10' 17" West along said meandering fence and along the North boundary of said subdivision for a distance of 106.99 feet; thence proceed North 52° 27' 21" West along said meandering fence and along the North boundary of said subdivision for a distance of 94.83 feet; thence proceed South 77° 16' 04" West along said meandering fence and along the North boundary of said subdivision for a distance of 68.88 feet; thence proceed North 88° 08' 11" West along said meandering fence and along the North boundary of said subdivision for a distance of 80.55 feet; thence proceed North 63° 23' 04" West along said meandering fence and along the North boundary of said subdivision for a distance of 55.77 feet; thence proceed South 20° 43' 20" West along said meandering fence and along the North boundary of said subdivision for a distance of 56.87 feet; thence proceed South 37° 17' 45" West along said meandering fence and along the North boundary of said subdivision for a distance of 32.90 feet; thence proceed South 77° 16' 46" West along said meandering fence and along the North boundary of said subdivision for a distance of 16.98 feet; thence proceed South 66° 55' 21" West along said meandering fence and along the North boundary of said subdivision for a distance of 17.39 feet; thence proceed South 51° 24' 36" West along said meandering fence and along the North boundary of said subdivision for a distance of 11.14 feet; thence proceed North 70° 18' 40" West along said meandering fence and along the North boundary of said subdivision for a distance of 61.45 feet; thence proceed South 83° 30' 43" West along said meandering fence and along the North boundary of said subdivision for a distance of 30.81 feet; thence proceed North 88° 13' 04" West along said meandering fence and along the North boundary of said subdivision for a distance of 56.49 feet; thence proceed South 88° 04' 53" West along said meandering fence and along the North boundary of said subdivision for a distance of 78.43 feet; thence proceed North 83° 24' 13" West along said meandering fence and along the North boundary of said subdivision for a distance of 46.15 feet; thence proceed South 86° 27' 41" West along said meandering fence and along the North boundary of said subdivision for a distance of 42.54 feet; thence proceed South 77° 26' 33" West along said meandering fence and along the North boundary of said subdivision for a distance of 28.59 feet; thence proceed South 38° 50' 35" West along said meandering fence and along the North boundary of said subdivision for a distance of 14.47 feet; thence proceed South 66° 03' 01" West along said meandering fence and along the North boundary of said subdivision for a distance of 95.52 feet to its point of intersection with the centerline of Rum Creek; thence proceed South 12° 49' 13" West along the centerline of said creek for a distance of 63.38 feet; thence proceed South 11° 43' 07" East along the centerline of said creek for a distance of 46.22 feet; thence proceed South 34° 20' 53" East along the centerline of said creek for a distance of 23.64 feet; thence proceed South 08° 55' 08" West along the centerline of said creek for a distance of 28.25 feet; thence proceed South 31° 14' 47" West along the centerline of said creek for a distance of 25.10 feet; thence proceed South 38° 43' 01" West along the centerline of said creek for a distance of 67.44 feet; thence proceed South 56° 45' 53" East along the centerline of said creek for a distance of 52.52 feet; thence proceed South 13° 04' 44" West along the centerline of said creek for a distance of 24.60 feet; thence proceed South 63° 38' 52" West along the centerline of said creek for a distance of 14.18 feet; thence proceed South 84° 24' 33" West along the centerline of said creek for a distance of 31.85 feet; thence proceed South 20° 37' 47" West along the centerline of said creek for a distance of 46.25 feet; thence proceed South 22° 02' 40" East along the centerline of said creek for a distance of 62.57 feet; thence proceed South 04° 30' 07" East along the centerline of said creek for a distance of 87.55 feet; thence proceed South 10° 52' 18" East along the centerline of said creek for a distance of 101.58 feet; thence proceed South 22° 39' 46" West along the centerline of said creek for a distance of 181.04 feet to the Northerly right-of-way of said Shelby County Highway 86, said point being the P. C. of a concave curve right having a delta angle of 61° 42' 45" and a radius of 521.27 feet; thence proceed Northwesterly along the curvature of said curve and along the Northerly right-of-way of said road for a chord bearing and distance of North 81° 49' 39" West, 534.71 feet to the P. T. of said curve; thence proceed North 51° 57' 37" West along the Northerly right-of-way of said road for a distance of 349.99 feet; thence proceed North 48° 33' 23" West along the Northerly right-of-way of said road for a distance of 199.31 feet; thence proceed North 45° 36' 13" West along the Northerly right-of-way of said road for a distance of 890.38 feet to its point of intersection with the Southerly boundary of the L & N Railroad 100 foot right-of-way, said point being the P. C. of a concave curve left having a delta angle of 24° 22' 18" and a radius of 2010.0 feet; thence proceed Northeasterly along the curvature of said curve and along the Southerly boundary of said railroad right-of-way for a chord bearing and distance of North 76° 35' 22" East 848.59 feet to the P. T. of said curve; thence proceed North 03° 34' 11" East along the Southerly boundary of said railroad right-of-way for a distance of 57.90 feet to the P. C. of a concave curve left having a delta angle of 26° 21' 42" and a radius of 1960.0 feet; thence proceed Northeasterly along the Southerly boundary of said railroad right-of-way for a chord bearing and distance of North 50° 23' 52" East, 893.74 feet to the P. T. of said curve; thence proceed





North 37° 13' 01" East along the Southerly boundary of said railroad right-of-way for a distance of 1278.36 feet to a ½" rebar in place, said point being located on the East boundary of the Southwest one-fourth of the Northwest one-fourth of said Section 13; thence proceed South 01° 18' 05" East along the East boundary of said quarter-quarter section for a distance of 388.06 feet to a ½" rebar in place; thence proceed South 01° 15' 45" East along the East boundary of said quarter-quarter section for a distance of 431.08 feet to a ½" rebar in place; thence proceed South 85° 44' 38" East along the North boundary of the Northeast one-fourth of the Southwest one-fourth for a distance of 1284.56 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Northwest one-fourth, the Northwest one-fourth of the Southwest one-fourth, the Northeast one-fourth of the Southwest one-fourth, the Southeast one-fourth of the Southwest one-fourth and the Southwest one-fourth of the Southwest one-fourth of Section 13 and the Southeast one-fourth of the Southeast one-fourth and the Northeast one-fourth of the Southeast one-fourth of Section 14, Township 22 South, Range 2 West, Shelby County, Alabama.

LESS AND EXCEPT 5.0 ACRE TRACT: Commence at a ½" rebar in place being the Northeast corner of the Northeast one-fourth of the Southwest one-fourth of Section 13, Township 22 South, Range 2 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 00° 53' 53" East along the East boundary for a distance of 1297.10 feet to a 4" x 4" concrete monument in place being the Southeast corner of said quarter-quarter section; thence proceed North 89° 14' 04" West for a distance of 240.16 feet to the point of beginning. From this beginning point proceed South 00° 10' 29" East for a distance of 233.54 feet to a ½" rebar in place; thence proceed North 89° 09' 14" West for a distance of 467.01 feet to a ½" rebar in place; thence proceed North 00° 08' 08" West for a distance of 467.12 feet to a ½" rebar in place; thence proceed South 89° 08' 55" East for a distance of 466.69 feet to a ½" rebar in place; thence proceed South 00° 10' 29" East for a distance of 233.54 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Southwest one-fourth, the Southeast one-fourth of the Southwest one-fourth of Section 13, Township 22 South, Range 2 West, Shelby County, Alabama.

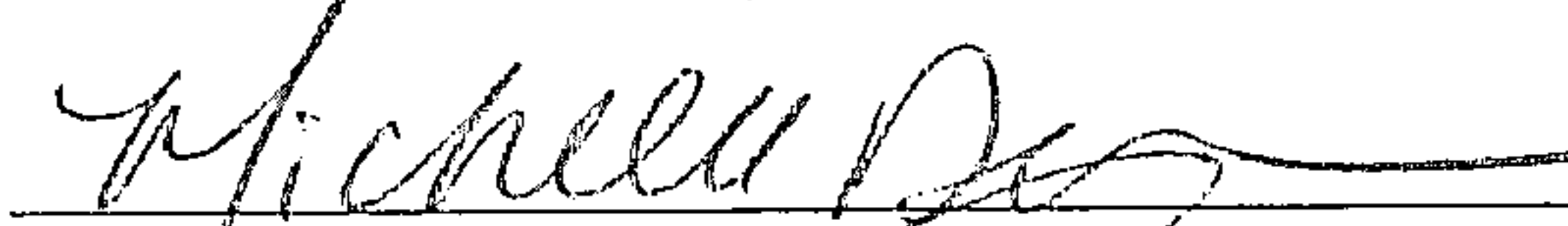
~~LESS AND EXCEPT~~ Subject TO:  

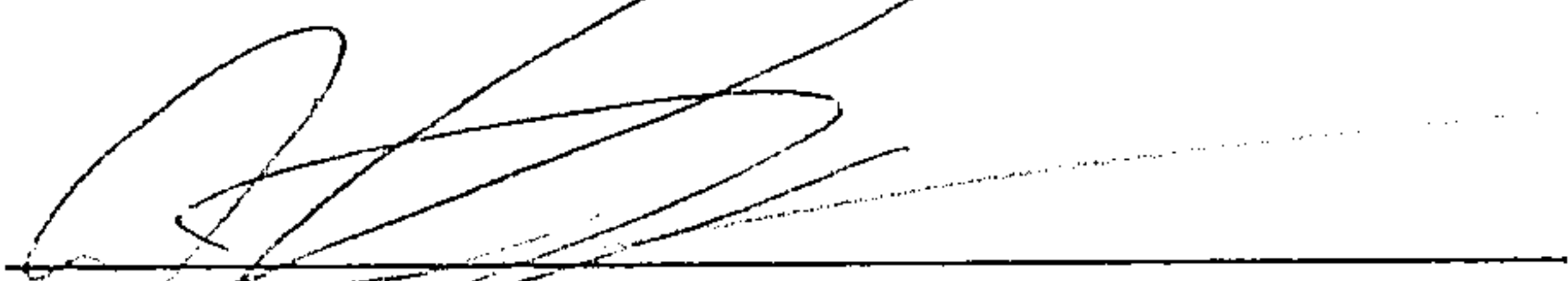
A 30' wide easement for ingress and egress and utilities, lying 15' each side of and parallel to the following described centerline. Commence at a 4" x 4" concrete monument being the NE corner of the SE ¼ of the SW ¼ of Section 13, Township 22 South, Range 2 West, Shelby County, Alabama; thence N 89°14'04" W a distance of 240.16'; thence S 00°10'29" E a distance of 135.03' to the Point of Beginning; thence S 07°46'09" E a distance of 100.59'; thence S 10°11'07" E a distance of 154.24'; thence S 01°47'02" W a distance of 39.27'; thence S


04°00'46" W a distance of 27.28'; thence S 02°51'20" E a distance of 14.21' to a point on the northerly right of way line of Shelby County Highway 86 and the Point of Termination of said easement.


August 26, 2024

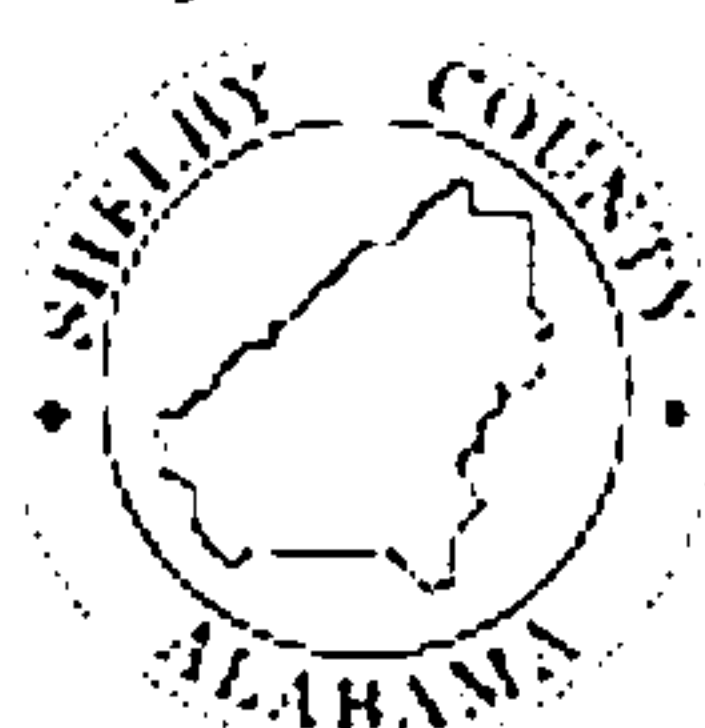
Donovan Builders, LLC

  
BY: Michelle Donovan, Managing Member

  
BY: Jack Donovan, Member

  
Michelle L. Donovan, Individually

  
Jack A. Donovan, Sr., Individually



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/11/2024 12:38:52 PM  
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