

THIS INSTRUMENT PREPARED BY:
Alabama Farm Credit, ACA
Christina Thompson
Loan Closer
300 2nd Avenue SW, Cullman, AL 35055

AFTER RECORDING RETURN TO:
Alabama Farm Credit, ACA
Cullman Office
300 2nd Avenue SW, Cullman, AL 35055

(Space Above This Line For Recording Data)

COMMERCIAL REAL ESTATE MORTGAGE

This COMMERCIAL REAL ESTATE MORTGAGE ("Security Instrument") is made on August 29, 2025 between the mortgagor(s) Chandler Howard Manwaring and Cynthia LaNeal Manwaring, husband and wife, whose address is 101 center st, Columbiana, Alabama 35051 ("Mortgagor"), and Alabama Farm Credit, ACA, as agent/nominee whose address is 300 2nd Avenue SW, Cullman, Alabama 35055 ("Lender"), which is organized and existing under the laws of the United States of America. Mortgagor in consideration of loans extended by Lender and for other valuable consideration, the receipt of which is acknowledged, hereby mortgages, grants, and conveys to Lender, its successors and assigns, forever, with power of sale, all of Mortgagor's right, title, and interest in and to the following described property located in the County of Shelby, State of Alabama:

Legal Description: See Attached Exhibit "A"

Together with all easements, appurtenances, abutting streets and alleys, improvements, buildings, fixtures, tenements, hereditaments, equipment, rents, income, profits and royalties, personal goods of whatever description and all other rights and privileges including all minerals, oil, gas, water (whether groundwater, subterranean or otherwise), water rights (whether riparian, appropriate or otherwise, and whether or not appurtenant to the above-described real property), wells, well permits, ditches, ditch rights, reservoirs, reservoir rights, reservoir sites, storage rights, dams and water stock that may now, or at any time in the future, be located on and/or used in connection with the above-described real property, payment awards, amounts received from eminent domain, amounts received from any and all insurance payments, and timber which may now or later be located, situated, or affixed on and used in connection therewith (hereinafter called the "Property").

Notwithstanding the foregoing and for the avoidance of doubt, Mortgagor does hereby grant, bargain, sell and convey the Property to Lender, its successors and assigns.

RELATED DOCUMENTS. The words "Related Documents" mean all promissory notes, security agreements, prior mortgages, prior deeds of trust, prior deeds to secure debt, business loan agreements, construction loan agreements, resolutions, guaranties, environmental agreements, subordination agreements, assignments of leases and rents and any other documents or agreements executed in connection with this Indebtedness and Security Instrument, whether now or hereafter existing, including any modifications, extensions, substitutions or renewals of any of the foregoing. The Related Documents are hereby made a part of this Security Instrument by reference thereto, with the same force and effect as if fully set forth herein.

INDEBTEDNESS. This Security Instrument secures all amounts, subject to any limitations as to the maximum amount which may be secured as contained herein, as may be evidenced by a promissory note or notes of even, prior or subsequent date hereto, including future advances and every other indebtedness of any and every kind now or hereafter owing from Mortgagor to Lender, howsoever created or arising, whether primary, secondary or contingent together with any interest or charges provided in or arising out of such indebtedness, as well as the

agreements and covenants of this Security Instrument and all Related Documents (hereinafter all referred to as the "Indebtedness"). Without limiting the foregoing, Indebtedness expressly includes the following:

Promissory Note. The principal amount of \$204,000.00 evidenced by the promissory note dated August 29, 2025 on loan number 6701380 made by Mortgagor, payable to the order of Lender, and all interest, charges, and other amounts which may be or may become owed as provided under the terms of said promissory note, and any and all amendments, modifications, renewals, extensions, reamortizations, or substitutions thereof. This promissory note, if not paid earlier, will mature on August 1, 2055, unless renewed or extended or the maturity date is accelerated for any reason. The foregoing will be referred to hereafter as "the Promissory Note."

Protective Advances. All amounts advanced by or on behalf of Lender, its successors or assigns, to preserve or protect the Property or fulfill any of the obligations of Mortgagor, under this Security Instrument or any of the Related Documents, including without limitation, any protective advances made with respect to the Property for the payment of taxes, assessments, insurance premiums, costs incurred for the protection of the Property and other costs which Lender is authorized by this Security Instrument or any of the Related Documents to pay on behalf of Mortgagor.

Future Advances. To the extent permitted by law, this Security Instrument will secure future advances as if such advances were made on the date of this Security Instrument regardless of the fact that from time to time there may be no balance due under the note and regardless of whether Lender is obligated to make such future advances.

Consumer Purpose Loan Exclusion. Notwithstanding anything to the contrary, Indebtedness specifically excludes any obligation pursuant to a credit transaction which was offered or extended primarily for personal, family, or household purposes.

Maximum Amount Secured. Notwithstanding any other provision of this Security Instrument, the maximum principal amount of Indebtedness that may be secured at any one time is \$408,000.00.

Prior Indebtedness to Affiliates. All indebtedness of any and every kind now owing from Grantor/Mortgagor, or from either or any Grantor/Mortgagor if more than one, to Alabama Farm Credit, PCA and/or Alabama Farm Credit, FLCA, and any and all amendments, modifications, renewals, extensions, reamortizations, or substitutions thereof.

Supplemental Loans. If all or a portion of the Property now or in the future secures other indebtedness to Lender evidenced by other promissory notes and security instruments (the "Supplemental Loans"), then as consideration for the loan made contemporaneously herewith, collateral owner(s) agrees that (1) this Security Instrument also secures the Supplemental Loans; (2) Lender may apply any permitted prepayment of any notes secured hereby (the "Secured Notes") to any portion of the Indebtedness in Lender's sole discretion; (3) a default under any of the Secured Notes shall be an event of default on all of the Secured Notes, and (4) each security instrument securing the Secured Notes may be enforced simultaneously or alternatively and enforcement of any shall not constitute a waiver of any other. This paragraph shall not be construed to create a lien prohibited by applicable law or for which Lender fails to give any required notice of the right of rescission.

Indebtedness to ACA as Agent/Nominee. All indebtedness of any and every kind now or hereafter owing from Grantor/Mortgagor, or from either or any Grantor/Mortgagor if more than one, to Alabama Farm Credit, ACA, for itself and/or as agent/nominee for any party pursuant to a Management Agreement among it and its wholly-owned subsidiaries, Alabama Farm Credit, PCA and Alabama Farm Credit, FLCA, as their interest may appear, and any and all amendments, modifications, renewals, extensions, reamortizations, or substitutions thereof.

WARRANTIES. Mortgagor, for itself, its heirs, personal representatives, successors, and assigns, represents, warrants, covenants and agrees with Lender, its successors and assigns, as follows:

Performance of Obligations. Mortgagor promises to perform all terms, conditions, and covenants of this Security Instrument and Related Documents in accordance with the terms contained therein.

Defense and Title to Property. At the time of execution and delivery of this instrument, Mortgagor is lawfully seised of the estate hereby conveyed and has the exclusive right to mortgage, grant, convey and assign the Property. Mortgagor covenants that the Property is unencumbered and free of all liens except for encumbrances of record acceptable to Lender. Further, Mortgagor covenants that Mortgagor will warrant and defend generally the title to the Property against any and all claims and demands whatsoever, subject to the easements, restrictions, or other encumbrances of record acceptable to Lender, as may be listed in the schedule of exceptions to coverage in any abstract of title or title insurance policy insuring Lender's interest in the Property.

Condition of Property. Mortgagor promises at all times to preserve and to maintain the Property and every part thereof in good repair, working order, and condition and will from time to time, make all needful and proper repairs so that the value of the Property shall not in any way be impaired.

Removal of any Part of the Property. Mortgagor promises not to remove any part of the Property from its present location, except for replacement, maintenance and relocation in the ordinary course of business.

Alterations to the Property. Mortgagor promises to abstain from the commission of any waste on or in connection with the Property. Further, Mortgagor shall make no material alterations, additions, or improvements of any type whatsoever to the Property, regardless of whether such alterations, additions, or improvements would increase the value of the Property, nor permit anyone to do so except for tenant improvements and completion of items pursuant to approved plans and specifications, without Lender's prior written consent, which consent may be withheld by Lender in its sole discretion. Mortgagor will comply with all laws and regulations of all public authorities having jurisdiction over the Property including, without limitation, those relating to the use, occupancy and maintenance thereof and shall upon request promptly submit to Lender evidence of such compliance.

Due on Sale - Lender's Consent. Mortgagor shall not sell, further encumber or otherwise dispose of, except as herein provided, any or all of its interest in any part of or all of the Property without first obtaining the written consent of Lender. If any encumbrance, lien, transfer or sale or agreement for these is created, Lender may declare immediately due and payable, the entire balance of the Indebtedness.

Insurance. Mortgagor promises to keep the Property insured against such risks and in such form as may within the sole discretion of Lender be acceptable, causing Lender to be named as loss payee or if requested by Lender, as mortgagee. If requested by Lender, all insurance policies shall include a lender's loss payable endorsement. The insurance company shall be chosen by Mortgagor subject to Lender's approval, which shall not be unreasonably withheld. All insurance policies must provide that Lender will get a minimum of 30 days' notice prior to cancellation. At Lender's discretion, Mortgagor may be required to produce receipts of paid premiums and renewal policies. If Mortgagor fails to obtain the required coverage, Lender may do so at Mortgagor's expense. Mortgagor hereby directs each and every insurer of the Property to make payment of loss to Lender with the proceeds to be applied, only at Lender's option, to the repair and replacement of the damage or loss or to be applied to the Indebtedness with the surplus, if any, to be paid by Lender to Mortgagor.

Payment of Taxes and Other Applicable Charges. Mortgagor promises to pay and to discharge liens, encumbrances, taxes, assessments, lease payments and any other charges relating to the Property when levied or assessed against Mortgagor or the Property.

Environmental Laws and Hazardous or Toxic Materials. Mortgagor and every tenant have been, are presently and shall continue to be in strict compliance with any applicable local, state and federal environmental laws and regulations. Further, neither Mortgagor nor any tenant shall manufacture, store, handle, discharge or dispose of hazardous or toxic materials as may be defined by any state or federal law on the Property, except to the extent the existence of such materials has been presently disclosed in writing to Lender. Mortgagor will immediately notify Lender in writing of any assertion or claim made by any party as

to the possible violation of applicable state and federal environmental laws including the location of any hazardous or toxic materials on or about the Property. Mortgagor indemnifies and holds Lender harmless from, without limitation, any liability or expense of whatsoever nature incurred directly or indirectly out of or in connection with: (a) any environmental laws affecting all or any part of the Property or Mortgagor; (b) the past, present or future existence of any hazardous materials in, on, under, about, or emanating from or passing through the Property or any part thereof or any property adjacent thereto; (c) any past, present or future hazardous activity at or in connection with the Property or any part thereof; and (d) the noncompliance by Mortgagor or Mortgagor's failure to comply fully and timely with environmental laws.

Financial Information. Mortgagor agrees to supply Lender such financial and other information concerning its affairs and the status of any of its assets as Lender, from time to time, may reasonably request. Mortgagor further agrees to permit Lender to verify accounts as well as to inspect, copy and to examine the books, records, and files of Mortgagor.

Lender's Right to Enter. Lender or Lender's agents shall have the right and access to inspect the Property at all reasonable times in order to attend to Lender's interests and ensure compliance with the terms of this Security Instrument. If the Property, or any part thereof, shall require inspection, repair or maintenance which Mortgagor has failed to provide, Lender, after reasonable notice, may enter upon the Property to effect such obligation; and the cost thereof shall be added to the Indebtedness and paid on Lender's demand by Mortgagor.

ASSIGNMENT OF LEASES AND RENTS. Mortgagor hereby absolutely, presently, unconditionally, and irrevocably grants, transfers, assigns, and sets over to Lender any present or future leases, subleases, or licenses of the Property, including any guaranties, extensions, amendments, or renewals thereof (collectively the "Leases"), and all rents, income, royalties, and profits derived from the use of the Property or any portion of it, whether due or to become due (collectively the "Rents"). Mortgagor intends that this assignment of the Leases and Rents (the "Assignment") constitutes a present, absolute assignment and not an assignment for additional security only. Nevertheless, subject to the terms of this provision, Lender grants to Mortgagor a revocable license to operate and manage the Property and to collect the Rents, but not more than one month in advance of the due date for any such Rents. Upon an Event of Default (as defined in this Security Instrument), the license granted to Mortgagor herein shall automatically be revoked and Lender shall immediately be entitled to receive and apply all Rents, whether or not Lender enters upon and takes control of the Property. Mortgagor hereby grants and assigns to Lender the right, at its option, upon the revocation of the license granted herein to enter upon the Property in person, by agent or by court-appointed receiver to collect the Rents. Any amounts collected may, at Lender's sole discretion, be applied to protect Lender's interest in the Property, including but not limited to the payment of taxes and insurance premiums and to the Indebtedness. At Lender's sole discretion, any and all Leases must first be approved by Lender.

Further, Lender shall not be obligated to perform or discharge any obligation, duty or liability under the Leases or under or by reason of this Assignment and Mortgagor shall, and hereby agrees, to indemnify Lender for, and to hold Lender harmless from, any and all liability, loss or damage which may or might be incurred under the Leases or under or by reason of this Assignment and from any and all claims and demands whatsoever, including the defense of any such claims or demands which may be asserted against Lender by reason of any alleged obligations and undertakings on its part to perform or discharge any of the terms, covenants or agreements contained in the Leases. This Assignment shall not operate to place any obligation or liability for the control, care, management, or repair of the Property upon Lender, nor for the carrying out of any of the terms and conditions of the Leases; nor shall it operate to make Lender responsible or liable for any waste committed on the Property, including without limitation the presence of any hazardous substances, or for any negligence in the management, upkeep, repair or control of the Property resulting in loss or injury or death to any lessee, licensee, employee, or stranger.

CONDEMNATION. Mortgagor shall give Lender notice of any action taken or threatened to be taken by private or public entities to appropriate the Property or any part thereof, through condemnation, eminent domain or any other action. Further, Lender shall be permitted to participate or intervene in any of the above described

proceedings in any manner it shall at its sole discretion determine. Lender is hereby given full power, right and authority to receive and receipt for any and all damages awarded as a result of the full or partial taking or appropriation and in its sole discretion, to apply said awards to the Indebtedness, whether or not then due or otherwise in accordance with applicable law. Unless Lender otherwise agrees in writing, any application of proceeds to the Indebtedness shall not extend or postpone the due date of the payments due under the Indebtedness or change the amount of such payments.

MORTGAGOR'S ASSURANCES. At any time, upon a request of Lender, Mortgagor will execute and deliver to Lender, and if appropriate, cause to be recorded, such further mortgages, assignments, assignments of leases and rents, security agreements, pledges, financing statements, or such other document as Lender may require, in Lender's sole discretion, to effectuate, complete and to perfect as well as to continue to preserve the Indebtedness, or the lien or security interest created by this Security Instrument.

ATTORNEY-IN-FACT. Mortgagor appoints Lender as attorney-in-fact on behalf of Mortgagor. If Mortgagor fails to fulfill any of Mortgagor's obligations under this Security Instrument or any Related Documents, including those obligations mentioned in the preceding paragraph, Lender as attorney-in-fact may fulfill the obligations without notice to Mortgagor. This power of attorney shall not be affected by the disability of the Mortgagor.

EVENTS OF DEFAULT. The following events shall constitute default under this Security Instrument (each an "Event of Default"):

Nonpayment. Any failure to make payments as required under this Security Instrument, the Indebtedness, or any other Related Documents.

Noncompliance with Agreements; Cross Default. Failure to perform or keep any covenants, obligations, promises, or any other terms or conditions as required under this Security Instrument, Related Documents, or any other agreement that Mortgagor has with Lender.

False Statements. The making of any oral or written statement, assertion, representation, or warranty to Lender made in connection with or related to this Security Instrument or any of the Related Documents that is false or misleading in any material respect, either when made or becomes false or misleading thereafter.

Material Adverse Change. A material adverse change occurs in the financial condition, business, assets, or operations of Mortgagor that Lender reasonably believes impairs or negatively affects the ability or likelihood of payment or performance required under the Security Instrument or Related Documents. A material adverse change includes, without limitation, a change in 25% or more of the ownership of Mortgagor without the prior written consent of Lender or the sale, transfer, or encumbrance of all or substantially all of Mortgagor's business or assets.

Termination of Existence. The dissolution, termination of existence, insolvency, bankruptcy, receivership proceedings, or discontinuation as a going concern of Mortgagor or Mortgagor's business.

Adverse Proceedings. A judgment, garnishment, lien, or similar encumbrance, proceeding, or item is filed, issued, placed upon, or levied against Mortgagor or any of Mortgagor's assets. The commencement of any foreclosure, forfeiture, seizure, eminent domain, or condemnation proceedings or attempts by any creditor, governmental agency, or party to take any of Mortgagor's assets in which Lender has a lien.

Insecurity or Impairment of Rights. Lender reasonably and in good faith deems itself or the likelihood of performance under this Security Instrument to be insecure or reasonably determines that this Security Instrument, any Related Documents, or any rights or remedies thereunder are terminated, impaired, invalid, unenforceable, or otherwise ineffective for any reason at any time.

Collateral Impairment. Lender has a good faith belief that Lender's rights or ability to exercise its rights in the Property or its value are or will soon be impaired, or that the Property itself is or will soon be impaired. This includes failure to keep the Property insured as provided herein; failure to allow Lender to inspect the Property upon demand or at reasonable time; failure to make prompt payment of taxes on the Property; loss, theft, substantial damage, or destruction of the Property; and, when Property includes inventory, accounts, chattel paper, or instruments, failure of account debtors to pay their obligations in due course.

REMEDIES ON DEFAULT. Upon the occurrence of an Event of Default, Lender may, without demand or notice, pay any or all taxes, assessments, premiums, and liens required to be paid by Mortgagor, effect any insurance provided for herein, make such repairs, cause the abstracts of title or title insurance policy and tax histories of the Property to be certified to date, or procure new abstracts of title or title insurance and tax histories in case none were furnished to it, and procure title reports covering the Property, including surveys. The amounts paid for any such purposes will be added to the Indebtedness and will bear interest at the rate of interest otherwise accruing on the Indebtedness until paid. In the event of foreclosure, the abstracts of title or title insurance shall become the property of Lender. All abstracts of title, title insurance, tax histories, surveys, and other documents pertaining to the Indebtedness will remain in Lender's possession until the Indebtedness is paid in full.

IN THE EVENT OF THE SALE OF THIS PROPERTY UNDER THE PROCEDURE FOR FORECLOSURE OF A SECURITY INSTRUMENT BY ADVERTISEMENT, AS PROVIDED BY APPLICABLE LAW, OR IN THE EVENT LENDER EXERCISES ITS RIGHTS UNDER THE ASSIGNMENT OF LEASES AND RENTS, THE MORTGAGOR HEREBY WAIVES ANY RIGHT TO ANY NOTICE OTHER THAN THAT PROVIDED FOR SPECIFICALLY BY STATUTE, OR TO ANY JUDICIAL HEARING PRIOR TO SUCH SALE OR OTHER EXERCISE OF RIGHTS.

Upon the occurrence of an Event of Default, Lender may, without notice unless required by law, and at its option, declare the entire Indebtedness due and payable, as it may elect, regardless of the date or dates of maturity thereof and, if permitted by state law, is authorized and empowered to cause the Property to be sold at public auction, and to execute and deliver to the purchaser or purchasers at such sale any deeds of conveyance good and sufficient at law, pursuant to the statute in such case made and provided, and out of the proceeds of the sale to retain the sums then due hereunder and all costs and charges of the sale, including attorneys' fees, rendering any surplus to the party or parties entitled to it. If Lender chooses to invoke the power of sale, Lender will provide notice of sale pursuant to applicable law. Any such sale or a sale made pursuant to a judgment or a decree for the foreclosure hereof may, at the option of Lender, be made en masse. The commencement of proceedings to foreclose this Security Instrument in any manner authorized by law shall be deemed as exercise of the above option.

Upon the occurrence of an Event of Default, Lender shall immediately be entitled to make application for and obtain the appointment of a receiver for the Property and of the earnings, income, issue and profits of it, with the powers as the court making the appointments confers. Mortgagor hereby irrevocably consents to such appointment and waives notice of any application therefor.

The parties agree that the remedies available may be inadequate compensation for any loss. Therefore, to the extent allowed by applicable law, in Lender's sole discretion, Lender may seek specific performance of any promise, obligation, or covenant contained in this Security Instrument. Any defense in any action for specific performance that the remedy at law would be adequate is waived.

To the extent allowed by law, all of Lender's rights and remedies, however evidenced and from whichever source they derive, are cumulative in nature. Lender is entitled to exercise any remedy in any order it determines appropriate. Lender may exercise remedies singularly or concurrently.

GENERAL WAIVERS. Mortgagor, to the extent permitted by law, hereby waives (a) notice of acceptance of this Security Instrument, and all notice of the creation, extension of, or accrual of any of the Indebtedness; (b) diligence, presentment, protest, demand for payment, notice of dishonor, notice of intent to accelerate, and notice of acceleration in connection with the Indebtedness or any other obligations now existing or hereafter owing which are secured by this Security Instrument; (c) any requirement that Lender proceed against or pursue any other collateral securing or any other party responsible for some or all of the Indebtedness; (d) any requirement that Lender pursue or exhaust any other remedy available to Lender; (e) any right to request that Lender marshal any part or piece of the Property and/or any other collateral; (f) any defenses or claims relating to Lender's failure to protect, preserve, or resort to any collateral; and (g) any and all defenses that could be asserted by Mortgagor, including, but not limited to, any defenses arising out of failure of consideration, breach of warranty, fraud, payment, statute of frauds, bankruptcy, lack of capacity, statute of limitations, Lender liability, unenforceability of any loan document, accord and satisfaction, usury, or the extension, renewal, and modification of the Indebtedness.

Mortgagor, to the extent permitted by law, further waives and agrees not to assert any and all rights, benefits, and defenses that might otherwise be available under the provisions of the governing law that might operate, contrary to any agreements between Mortgagor, and Lender, to limit Mortgagor's liability to Lender, including all defenses of suretyship.

TO THE EXTENT PERMITTED BY LAW, MORTGAGOR WAIVES ANY RIGHT TO NOTICE, OTHER THAN ANY NOTICE REQUIRED HEREIN, AND WAIVES ANY RIGHT TO ANY HEARING, JUDICIAL OR OTHERWISE, PRIOR TO LENDER EXERCISING ITS RIGHTS UNDER THIS SECURITY INSTRUMENT.

WAIVER OF APPRAISEMENT RIGHTS. Mortgagor waives all appraisement rights relating to the Property to the extent permitted by law.

WAIVER OF HOMESTEAD EXEMPTION RIGHTS. Mortgagor and all other signatories to this Security Instrument, to the extent each possesses homestead exemption rights in the Property, hereby waive all homestead exemption rights relating to the Property to the extent permitted by law.

UNIFORM COMMERCIAL CODE (U.C.C.) Mortgagor grants to Lender a security interest in all goods that Mortgagor owns now or in the future and that are or will become fixtures related to the Property. Mortgagor agrees that this Security Instrument shall suffice as a financing statement and may therefore be filed of record as a financing statement for the purposes of Article 9 of the Uniform Commercial Code. Mortgagor authorizes Lender to file any financing statements required under the Uniform Commercial Code.

UNIFORM COMMERCIAL CODE SECURITY AGREEMENT. This Security Instrument is intended to be both a real property mortgage and a security agreement within the meaning of the Uniform Commercial Code as adopted in the state where the Property is located and includes both real and personal property and all other rights and interests for any of the items specified above, whether tangible or intangible in nature, of Mortgagor in the Property. Mortgagor, by executing and delivering this Security Instrument hereby grants Lender a security interest in the Property as security for the Indebtedness, to the full extent that the Property may be subject to the Uniform Commercial Code. Mortgagor agrees that Lender may file this Security Instrument, or a reproduction thereof, in the real estate records or other appropriate index, as a financing statement for any of the items specified above as part of the Property. Any reproduction of this Security Instrument shall be sufficient as a financing statement. In addition, Mortgagor agrees to execute and deliver to Lender upon Lender's request any financing statements that Lender may require to perfect a security interest with respect to said items. Mortgagor shall pay all costs of filing such financing statements and any extensions, renewals, amendments and releases thereof, and shall pay all reasonable costs and expenses of any record searches for financing statements Lender may require. Without the prior written consent of Lender, Mortgagor shall not create or suffer to be created pursuant to the Uniform Commercial Code any other security interest in such items, including replacements and additions thereto. Upon any Event of Default under this Security Instrument, Lender shall have the remedies of a secured party under the Uniform Commercial Code and, at Lender's option, may also invoke the remedies provided in this Security Instrument. In exercising any of said remedies, Lender may proceed against the items of real property and any items of personal property specified above as part of the Property separately or together and in any order whatsoever, without in any way affecting the availability of Lender's remedies under the Uniform Commercial Code or of the remedies in this Security Instrument to the extent permitted by law.

ASSIGNABILITY. Lender may assign or otherwise transfer any or all of its rights or obligations under this Security Instrument without notice to Mortgagor. Any assignee will have the same rights as Lender. Mortgagor may not assign this Security Instrument or any of its rights or obligations hereunder without the prior express written consent of Lender.

SURVIVAL. Lender's rights in this Security Instrument will continue in its successors and assigns. This Security Instrument is binding on all heirs, executors, personal representatives, administrators, successors, and assigns of the Mortgagor.

NOTICES. Unless otherwise required by applicable law or provided under this Security Instrument, any notice or demand given by Lender to any party is considered effective when: (i) it is deposited in the United States Mail

with the appropriate postage or with a nationally recognized overnight courier service; (ii) it is sent via electronic mail; (iii) it is sent via facsimile; (iv) it is received if personally delivered; or (v) it is received if delivered through any other commercially reasonable means. Such notice or demand shall be sent to the party at the address contained herein or at an alternative address, e-mail address, or facsimile number as may be provided to Lender in writing. Any notice given to Lender must be addressed to Lender at the address contained herein or at an alternative address as may be provided by Lender in writing.

NO WAIVER. No failure or delay of Lender to exercise any right, remedy, power, or privilege hereunder shall affect that right, remedy, power, or privilege nor shall any single or partial exercise thereof preclude the exercise of any right, remedy, power, or privilege. No failure or delay to demand strict adherence to the terms of this Security Instrument shall be deemed to constitute a course of conduct inconsistent with Lender's right at any time, before or after an event of default, to demand strict adherence to the terms of this Security Instrument. If Lender waives or delays enforcing a right, Lender may still enforce the same right later.

JOINT AND SEVERAL LIABILITY. All obligations and liabilities of Mortgagor under this Security Instrument are joint and several.

SEVERABILITY. If any term is invalid or unenforceable, the term shall be excluded and ineffective to the extent of such invalidity or unenforceability. All other terms shall remain in full force and effect.

HEADINGS. The headings are for reference only and do not define, modify, expand, or limit any of the terms or provisions herein.

SINGULAR AND PLURAL TERMS. All words in the singular shall include the plural and the plural shall include the singular.

TIME IS OF THE ESSENCE. Time is of the essence in the performance of all obligations of Mortgagor.

ATTORNEY'S FEES, COSTS, AND EXPENSES. Except to the extent prohibited by law, Mortgagor agrees to pay all of Lender's fees, costs, and expenses arising out of or related to the enforcement of this Security Instrument or the relationship between the parties. Included in the fees that Lender may recover from Mortgagor are the reasonable attorney's fees that Lender incurs, including all fees incurred in the course of representing Lender before, during, or after any lawsuit, arbitration, or other proceeding and those incurred in appeals, whether the issues arise out of contract, tort, bankruptcy, or any other area of law. Included in the costs and expenses which Lender may recover are all court, alternative dispute resolution or other collection costs, and all expenses incidental to perfecting Lender's security interests and liens, preserving the Property (including payment of taxes and insurance), records searches, and expenses related to audits, inspection, and copying. All amounts Lender is entitled to recover shall accrue interest at the highest rate provided in any of the Related Documents from the date any such fee, cost, or expense is incurred.

GOVERNING LAW. This Security Instrument shall be governed by and construed under the laws of the State of Alabama, except to the extent that federal law controls.

WAIVER OF JURY TRIAL. All parties hereby knowingly, voluntarily, and irrevocably waive, to the fullest extent permitted by law, any right to trial by jury of any dispute between the parties, whether the cause of action is based in contract, tort, or any other theory.

COUNTERPARTS. This Security Instrument may be executed by the parties using any number of copies. All executed copies taken together will be treated as a single Security Instrument.

INTEGRATION AND AMENDMENT. This Security Instrument, along with any of the Related Documents, encompasses the entire understanding and agreement of the parties with respect to the matters set forth in this Security Instrument. There is no other promise, understanding, agreement, usage, or course of dealing, either oral or written, that affects it. This Security Instrument supersedes all prior oral or written agreements, commitments, and understandings between the parties relating to the subject matter of this Security Instrument. Any modifications or alterations to this Security Instrument must be in writing and executed by those parties burdened by the modification or alteration.

ORAL AGREEMENTS DISCLAIMER. This Security Instrument represents the final agreement between the parties and may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of the parties. There are no unwritten oral agreements between the parties.

CROSS COLLATERALIZATION. It is the intent of Grantor/Mortgagor and Lender to cross-collateralize all Indebtedness incurred primarily for a business, commercial, or agricultural purpose, including Indebtedness now existing or hereafter owing. This paragraph will apply to Indebtedness owed by Grantor/Mortgagor alone, or from either or any Grantor/Mortgagor if more than one, as well as indebtedness owed by any Grantor/Mortgagor together with others, including others who are not parties to this Security Instrument. Any collateral for such Indebtedness will remain collateral until all amounts owed under the Indebtedness have been paid in full and a release of the collateral has been provided by Lender. This paragraph will not be construed to create a lien prohibited by applicable law or a lien for which Lender fails to give any required notice of the right of rescission.

ADDITIONAL PROVISIONS. Nothing in this Security Instrument shall constitute a commitment to make additional or future loans or advances in any amount. Any such commitment must be agreed to in a separate writing.

Notwithstanding any other provision herein, this Security Instrument is subject to the Farm Credit Act of 1971, as amended, and all applicable regulations pursuant thereto.

This instrument may be executed in multiple counterparts, each of which shall be deemed to be an original, but all of which shall constitute the same instrument.

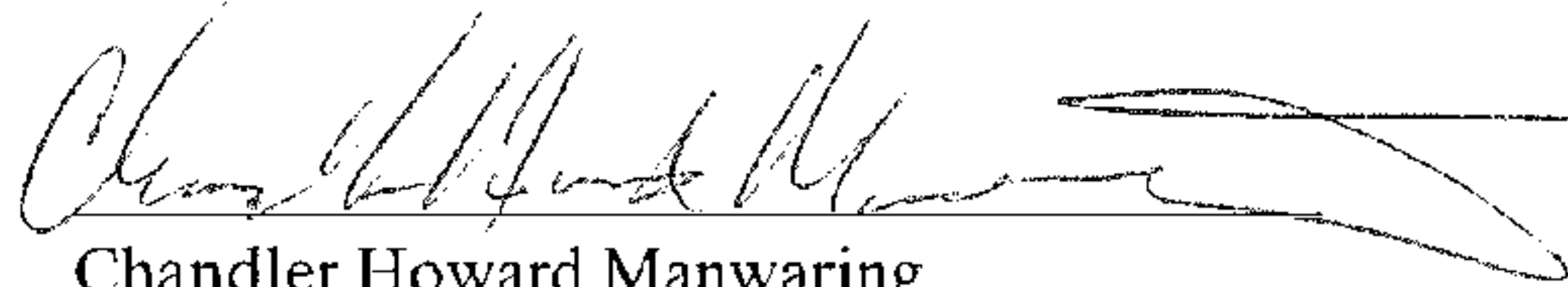
If Grantor/Mortgagor owns any stock, participation certificates and/or other equity interests in Lender (the "Equity Interests"), then such Equity Interests and all proceeds thereof, including patronage distributions and allocated equities, shall be included in the definition "Property" as used in this Security Instrument.

AGENT/NOMINEE. THIS SECURITY INSTRUMENT IS EXECUTED BY THE UNDERSIGNED IN FAVOR OF, AND THE TERM "LENDER" AS USED HEREIN SHALL INCLUDE, Alabama Farm Credit, ACA FOR ITSELF AND/OR AS AGENT/NOMINEE FOR ANY PARTY PURSUANT TO A MASTER AGREEMENT AMONG IT AND ITS WHOLLY-OWNED SUBSIDIARIES Alabama Farm Credit, FLCA AND Alabama Farm Credit, PCA, AS THEIR INTERESTS MAY APPEAR.

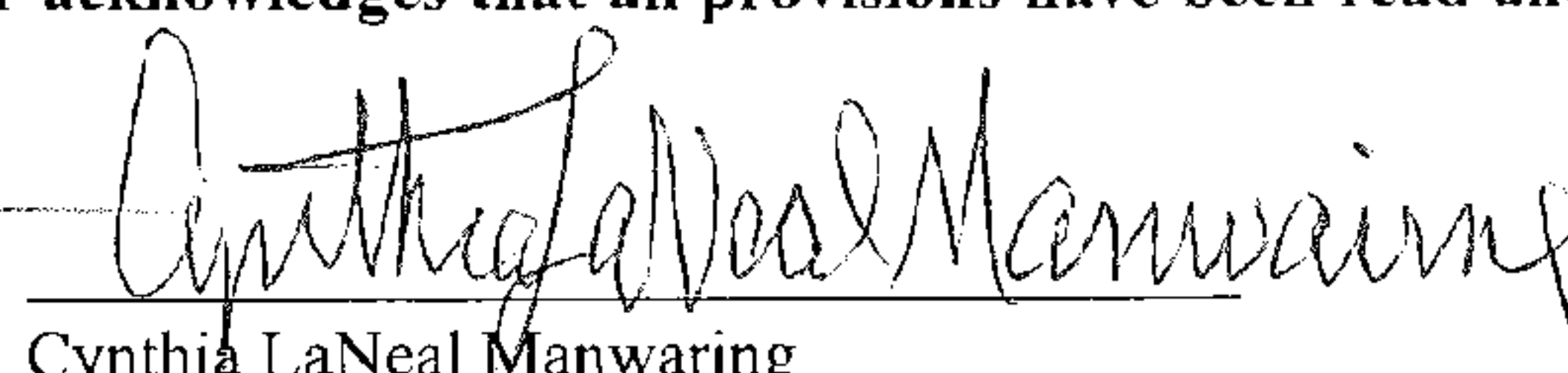
BY SIGNING BELOW, the undersigned accepts and agrees to the terms contained in this Security Instrument and in any rider, attachment, schedule, exhibit, or list.

ERRORS AND OMISSIONS. In consideration of all loans and other financial accommodations from Lender, the undersigned agree, upon request by Lender or its agent, to fully cooperate and take any and all steps and actions deemed necessary or desirable, in the reasonable discretion of and upon request by Lender, to correct any errors or omissions, or to ensure compliance with any applicable law, regulation, rule, or ordinance, including without limitation, providing any additional information, documentation, or assurances, or executing, acknowledging, and delivering any modification, amendment, correction, or revision to any loan documents. The undersigned agree to comply with any and all requests by Lender immediately upon receipt of such request to assure that the loan documentation executed will allow for attachment and perfection of a security interest in any and all collateral pledged to secure all loans and other financial accommodations from Lender to the undersigned.

By signing this Security Instrument, each Mortgagor acknowledges that all provisions have been read and understood.


Chandler Howard Manwaring
Individually

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Cynthia LaNeal Manwaring
Individually

Page 9 of 10

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Commercial Real Estate Security Instrument - DL4007

DL4007-20250206200-6701380-AA835636

INDIVIDUAL ACKNOWLEDGMENT

STATE OF ALABAMA

COUNTY OF Shelby

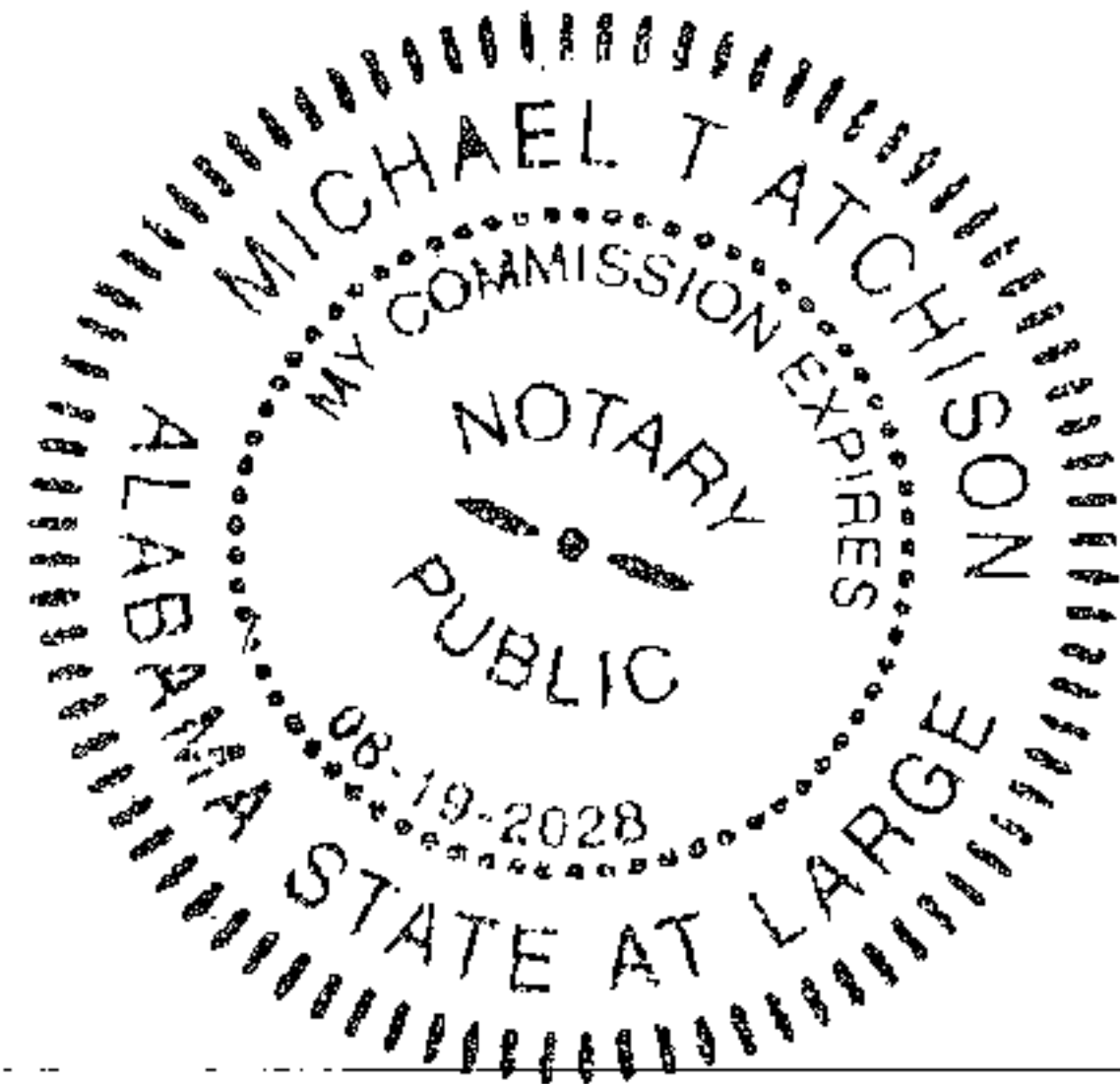
I, Mike T Atchison, a Notary, do hereby certify that Chandler Howard Manwaring, whose name is signed to the foregoing and who is known to me, acknowledged before me on this day that, being informed of the contents of the Security Instrument, he/she executed the same, voluntarily, on the day the same bears date. Given under my hand this August 29, 2025 (date).

My commission expires:

8-19-28 (date)

[Signature]
Name: Mike T Atchison
Title: Attorney

(Official Seal)



INDIVIDUAL ACKNOWLEDGMENT

STATE OF ALABAMA

COUNTY OF Shelby

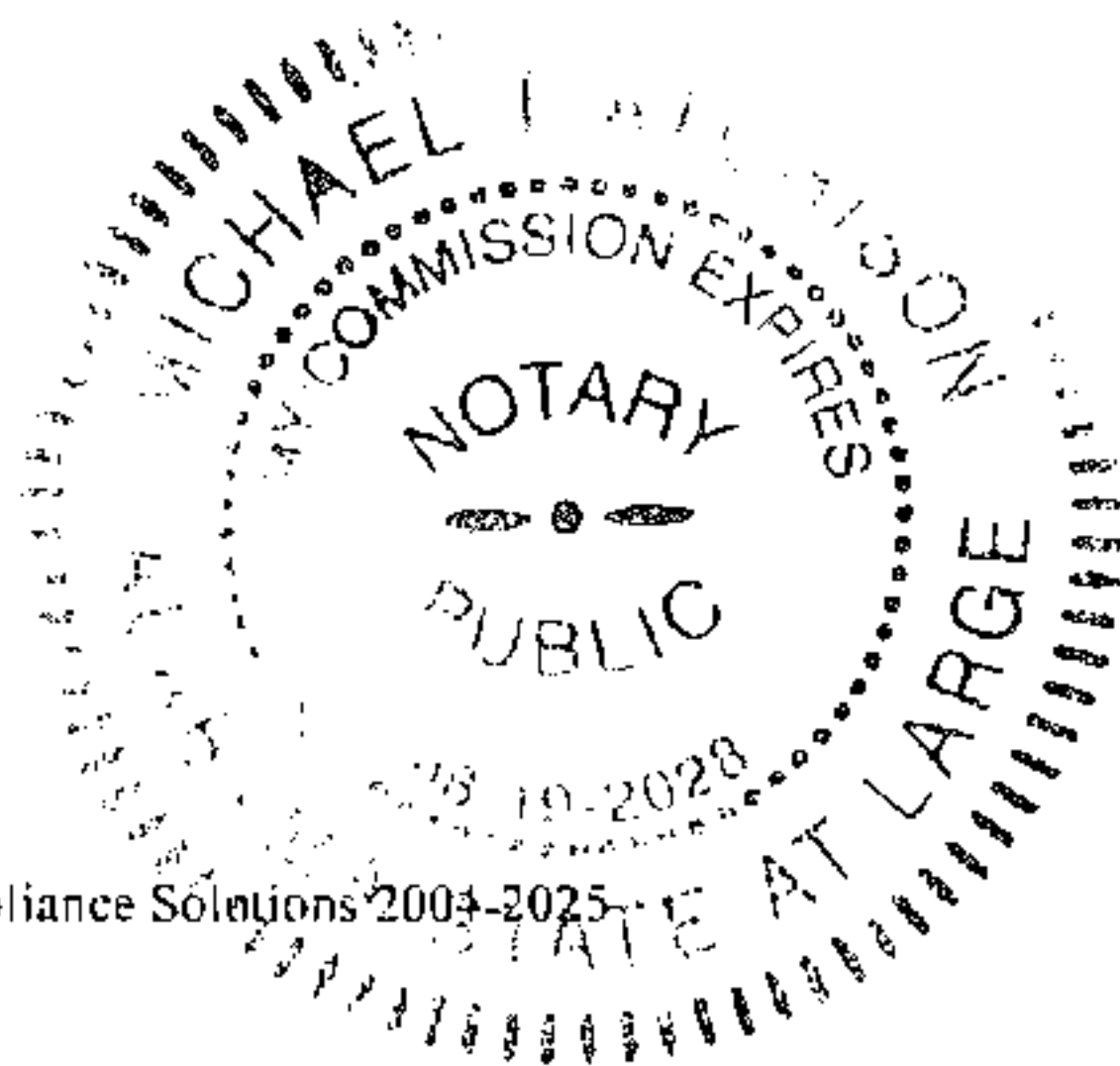
I, Mike T Atchison, a Notary, do hereby certify that Cynthia LaNeal Manwaring, whose name is signed to the foregoing and who is known to me, acknowledged before me on this day that, being informed of the contents of the Security Instrument, he/she executed the same, voluntarily, on the day the same bears date. Given under my hand this August 29, 2025 (date).

My commission expires:

8-19-28 (date)

[Signature]
Name: Mike T Atchison
Title: Attorney

(Official Seal)



ENVIRONMENTAL AGREEMENT



LOAN NUMBER	AGREEMENT DATE	
6701380	August 29, 2025	

COLLATERAL OWNER INFORMATION

Chandler Howard Manwaring
101 center st
Columbiana, AL 35051

Cynthia LaNeal Manwaring
101 center st
Columbiana, AL 35051

AGREEMENT. This Environmental Agreement ("Agreement") is made by Owner to and for the benefit of Lender and its successors, assigns, and participants, and the respective directors, officers, agents, attorneys, and employees of each of the foregoing (each an "Indemnified Party" and collectively, the "Indemnified Parties"). In consideration of the Lender making the Loan, the promises, representations, warranties, and covenants made in this Agreement and the Loan Documents, and for good and other valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

DEFINITIONS. As used in this Agreement, the following terms shall have the following meanings:

"**Borrower**" means, individually and collectively, Chandler Howard Manwaring and Cynthia LaNeal Manwaring.

"**Environmental Citations**" means any notice, citation, summons, directive, order, claim or any other indication concerning the Premises or any portion of the premises, or Owner, which relates to violation of any Environmental Laws, Hazardous Materials, Hazardous Activity, or pollution or protection of the environment or human health.

"**Environmental Laws**" means all present and future federal, state, municipal, and local environmental health and safety laws, rules, statutes, directives, binding interpretations, binding policies, ordinances, and regulations now or hereafter in effect and as they have been or may hereafter be amended, modified, or supplemented, from time to time, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (42 U.S.C. §9601, et. seq.), the Hazardous Materials Transportation Control Act of 1970 (49 U.S.C. §1802 et. seq.), the Resource Conservation and Recovery Act of 1976 (42 U.S.C. §6901 et. seq.), the Federal Water Pollution Control Act (33 U.S.C. §1251 et. seq.), the Safe Drinking Water Act (42 U.S.C. §300(h) et. seq.), the Clean Air Act (42 U.S.C. §1857 et. seq.), the Solid Waste Disposal Act (42 U.S.C. §6901 et. seq.), the Toxic Substances Control Act (15 U.S.C. §2601 et. seq.), the Emergency Planning and Community Right-to-Know Act of 1986 (42 U.S.C. §11001 et. seq.), the Radon Gas and Indoor Air Quality Research Act (42 U.S.C. §7401 et. seq.), the Superfund Amendments and Reauthorization Act of 1986 (42 U.S.C. §9601 et. seq.), and further including, without limitation, the counterparts of such statutes enacted by state and local governments with jurisdiction over the Premises or Owner, and all related rules and regulations.

"**Hazardous Activity**" means the disposal, generation, handling, manufacturing, processing, production, refinement, storage, transfer, transportation and/or use of Hazardous Materials in, on, under, or about the Premises or any part thereof.

"**Hazardous Materials**" means, but is not limited to, substances defined or identified as "hazardous substances," "hazardous wastes," "toxic wastes," "toxic substances," or "pollutants" in any of the Environmental Laws, including, without limitation, asbestos and asbestos-containing materials, polychlorinated biphenyls, fuel oil, petroleum, lead paint, hazardous waste, and all other hazardous or toxic substances, contaminants, materials, or pollutants.

"**Lender**" means Alabama Farm Credit, ACA, as agent/nominee, whose address is 300 2nd Avenue SW, Cullman, Alabama 35055, its successors and assigns.

"**Loan**" means the obligation of the Borrower, which is evidenced by a note (the "Note"), in the principal amount of \$204,000.00 dated August 29, 2025.

"**Loan Documents**" means the Note, Security Instrument, and other documents, instruments, and agreements evidencing, securing, or otherwise related to the Loan.

"**Owner**" means, individually and collectively, Chandler Howard Manwaring and Cynthia LaNeal Manwaring.

"**Premises**" means the following described real property, together with all improvements now or hereafter located thereon:
See Attached Exhibit "A"

"**Security Instrument**" means the security agreement, mortgage, deed of trust, or security deed encumbering the Premises and executed in connection with this Agreement.

REPRESENTATIONS AND WARRANTIES. Except as previously disclosed in writing by Owner to Lender, Owner hereby represents and warrants to Lender, to the best of Owner's knowledge, based on due inquiry and investigation, as follows:

(a) the Premises and Owner are in full compliance with all Environmental Laws;

(b) all permits, licenses, approvals, and other authorizations for the use or intended use of the Premises that are required pursuant to the Environmental Laws have been obtained and are in full force and effect;

(c) Owner has not received any Environmental Citations and there are no Environmental Citations pending or threatened, nor is there any proceeding pending or threatened, concerning the Premises or any portion thereof, or Owner, which relates to Hazardous Materials, Hazardous Activity, or pollution or protection of the environment or human health. Owner has no notice of any claim for which Owner may be liable to any person or entity as a result of any Hazardous Activity or otherwise under any of the Environmental Laws with respect to the Premises or any part thereof, or Owner, or any property in which Owner has an interest;

(d) neither Owner, nor any present or, to the best of Owner's knowledge, previous owner, occupant, operator, or user of the Premises or any portion thereof, has permitted or conducted, and Owner shall not hereafter permit or conduct, any Hazardous Activity in respect of the Premises or any portion thereof, nor are any Hazardous Materials present at the Premises, except those used in the ordinary course of business on the Premises and in strict compliance with all Environmental Laws;

(e) neither the Premises nor any portion thereof has ever been subject to any federal, state, or local action or proceeding with respect to any Hazardous Activity, Hazardous Materials or any of the Environmental Laws;

(f) Owner has not been found liable under any of the Environmental Laws nor is Owner, to Owner's knowledge, under investigation in respect thereof;

(g) all surface water, soil, and groundwater at the Premises is uncontaminated; and

(h) no underground, surface, or elevated storage tanks of any kind, wells (except domestic water wells), septic tanks, pits, ponds, or other impoundments are or ever have been located on the Premises.

COVENANTS. Owner hereby covenants and agrees with Lender that the Premises shall at all times hereafter be owned, occupied, operated, and maintained in strict compliance with all of the Environmental Laws. Owner shall at all times maintain in full force and effect all necessary permits, licenses, approvals, and other authorizations required under the Environmental Laws for the Premises and the use or intended use thereof. Owner shall provide Lender with a copy of any and all documents requested by Lender related to Hazardous Materials, Hazardous Activity, and Environmental Citations, including, without limitation, any request for information or any inspection of the Premises by any governmental authority with respect to any Hazardous Materials or Hazardous Activity and a copy of any response to each such request or inspection and any written notice of any pending or threatened proceeding, advice, or inquiry concerning the Premises or any portion of the Premises which relates to any Hazardous Materials, Hazardous Activity, or pollution or protection of the environment, promptly after delivery thereof. Owner shall, promptly upon gaining notice thereof, notify Lender in writing of any release, discharge, or spill of any Hazardous Materials in, on, under, or about the Premises or the existence of any Hazardous Materials emanating from or passing through the Premises. Owner will dispose of all waste material generated in the normal course of business according to State or Federal regulations, and (i) in the event that there has been, or Lender believes that there will be, a discharge, release, or spill of Hazardous Materials in, on, over, under, or about the Premises, or (ii) that any Hazardous Materials are emanating from or passing through the Premises (regardless of whether Lender has received written notice thereof in accordance with the terms of this Agreement), Owner shall, upon Lender's request and at Owner's sole cost and expense, promptly arrange for such tests of the Premises as Lender may require. The repayment of the Loan may, at Lender's election, be accelerated and declared immediately due and payable if Lender shall have reasonably determined that, based on such tests, there exists a violation under any of the Environmental Laws and Owner shall not promptly and in compliance with all Environmental Laws and all other applicable laws, rules, and regulations have remedied such violation to the satisfaction of Lender or shall not have otherwise made appropriate arrangements which are satisfactory to Lender in Lender's sole discretion.

INDEMNIFICATION. Owner absolutely and unconditionally agrees to indemnify, defend and hold the Indemnified Parties free and harmless of, from and against any and all claims, costs, expenses, liabilities, losses, diminution in the value of the Premises, liens, encumbrances, fees, damages, judgments, penalties, causes of action, and other charges of whatsoever kind or nature (including, without limitation, reasonable attorneys' fees and disbursements and the fees and expenses of any environmental and analytical laboratories, consultants, engineers, and accountants) suffered or incurred by Lender, including, without limitation, all foreseeable and unforeseeable consequential damages and losses and the cost of any required or necessary repair, removal, remediation, clean up, detoxification, and all other action required, necessary, or otherwise taken prior to or following a transfer of title to the Premises or any portion thereof, and arising, relating, or resulting, directly or indirectly, out of, or in connection with (a) any of the Environmental Laws affecting all or any part of the Premises or Owner; (b) the past, present, or future existence of any Hazardous Materials in, on, under, about, or emanating from or passing through the Premises or any part thereof or any property adjacent thereto; (c) any past, present, or future Hazardous Activity at or in connection with the Premises or any part thereof; and (d) the noncompliance by Owner or Borrower or Owner's or Borrower's failure to comply fully and in a timely manner with the provisions of this Agreement and the Loan Documents relating to Hazardous Materials, Hazardous Activity, or compliance with the Environmental Laws.

CONTINUING EFFECT. The representations, warranties, obligations, covenants, agreements, indemnities, and duties of Owner under this Agreement shall continue to be enforceable to the fullest extent permitted by applicable law, shall survive any events whatsoever, and shall in no way be affected or impaired by reason of the occurrence, from time to time, of any one or more of the following with respect to the Loan Documents, this Agreement, or the Premises: (a) the exchange, release or nonperfection of the Security Instrument, any security under the Security Instrument, or any of the Loan Documents or any security provided thereunder, or the release, modification, amendment, waiver, or failure to enforce any guaranty, indemnity, pledge, or security device whatsoever; (b) the foreclosure, sale, transfer, or conveyance of the Premises or any partial interest therein to any party, whether now or hereafter having or acquiring an interest in the Premises; (c) the acceptance by Lender of the Premises by a deed in lieu of foreclosure or the acceptance by Lender of any other security; (d) the change (whether material or immaterial) in any of the Environmental Laws, or the promulgation of any new Environmental Laws; (e) the release, in whole or in part, of any party from the performance or observance of any of the agreements, covenants, terms, or conditions contained in any of the Loan Documents by

operation of law; (f) the extension of or change in the time for or manner or place of the payment of any sums owing or payable under the Loan Documents or the time for the performance of any other obligation under or arising out of or on account of any of the Loan Documents; (g) the occurrence of the maturity of the Note and/or the acceleration of the indebtedness evidenced thereby; (h) the supplementation, modification or amendment (whether material or otherwise) of any of the Loan Documents or any of the obligations of Borrower and/or Owner or other party as set forth in any of the Loan Documents; (i) any failure, omission, delay or lack on the part of the Lender or any other person to enforce, assert or exercise any right, power or remedy conferred on Lender or such other person in or by virtue of any of the Loan Documents or any action on Lender's or such other person's part granting indulgence or extension in any form; (j) the voluntary or involuntary liquidation, dissolution, sale of all or substantially all of the property of, or the marshalling of assets and liabilities, receivership, insolvency, bankruptcy, assignment for the benefit of creditors, reorganization, arrangement, composition, or readjustment, or other similar application of proceeding affecting Borrower or Owner or other party to any of the Loan Documents or any of the assets of the Borrower or Owner or other party to any of the Loan Documents; (k) the enforcement by Lender, of any rights, remedies, or powers available to Lender under any of the Loan Documents against the Borrower or Owner or other party, or against the Premises or any other security; (l) the satisfaction, discharge, release, termination, or cancellation of the Security Instrument; or (m) the discharge or payment in full of any or all of the Loan or any other indebtedness secured by the Security Instrument.

GENERAL WAIVERS. To the extent permitted by law, the Owner waives notice of Lender's acceptance of this Agreement, defenses based on suretyship, any defense arising from any election by the Lender under the Bankruptcy Code, Uniform Commercial Code or other applicable law, demand, notice of intention to accelerate, notice of acceleration, notice of nonpayment, presentment, protest, notice of dishonor, and any other notice.

RELIANCE. Every representation, warranty, covenant, agreement, indemnity, and undertaking made in this Agreement or made in any of the Loan Documents or in any certificate or other writing delivered in connection with the Loan shall be deemed to have been relied upon by Lender (and any assignee or transferee of Lender or participant with Lender in the Loan).

FULL RECOURSE. It is expressly understood and agreed that the obligations of Owner hereunder are and shall be absolute under any and all circumstances, without regard to the validity, regularity, or enforceability of any of the Loan Documents.

BINDING EFFECT. All agreements, covenants, representations, warranties, indemnities, and terms contained in this Agreement shall bind the successors and assigns of Owner and shall inure to the benefit of Lender, its successors and assigns and any participants in the Loan.

ASSIGNABILITY. Lender may assign or otherwise transfer any or all of its rights or obligations under this Agreement without notice to Owner. Any assignee will have the same rights as Lender. Owner may not assign this Agreement or any of its rights or obligations hereunder without the prior express written consent of Lender.

SURVIVAL. Lender's rights in this Agreement will continue in its successors and assigns. This Agreement is binding on all heirs, executors, personal representatives, administrators, successors, and assigns of the Owner.

NOTICES. Unless otherwise required by applicable law or provided under this Agreement, any notice or demand given by Lender to any party is considered effective when: (i) it is deposited in the United States Mail with the appropriate postage or with a nationally recognized overnight courier service; (ii) it is sent via electronic mail; (iii) it is sent via facsimile; (iv) it is received if personally delivered; or (v) it is received if delivered through any other commercially reasonable means. Such notice or demand shall be sent to the party at the address contained herein or at an alternative address, e-mail address, or facsimile number as may be provided to Lender in writing. Any notice given to Lender must be addressed to Lender at the address contained herein or at an alternative address as may be provided by Lender in writing.

NO WAIVER. No failure or delay of Lender to exercise any right, remedy, power, or privilege hereunder shall affect that right, remedy, power, or privilege nor shall any single or partial exercise thereof preclude the exercise of any right, remedy, power, or privilege. No failure or delay to demand strict adherence to the terms of this Agreement shall be deemed to constitute a course of conduct inconsistent with Lender's right at any time, before or after an event of default, to demand strict adherence to the terms of this Agreement. If Lender waives or delays enforcing a right, Lender may still enforce the same right later.

JOINT AND SEVERAL LIABILITY. All obligations and liabilities of Owner under this Agreement are joint and several.

SEVERABILITY. If any term is invalid or unenforceable, the term shall be excluded and ineffective to the extent of such invalidity or unenforceability. All other terms shall remain in full force and effect.

HEADINGS. The headings are for reference only and do not define, modify, expand, or limit any of the terms or provisions herein.

SINGULAR AND PLURAL TERMS. All words in the singular shall include the plural and the plural shall include the singular.

ATTORNEY'S FEES, COSTS, AND EXPENSES. Except to the extent prohibited by law, Owner agrees to pay all of Lender's fees, costs, and expenses arising out of or related to the enforcement of this Agreement or the relationship between the parties. Included in the fees that Lender may recover from Owner are the reasonable attorney's fees that Lender incurs, including all fees incurred in the course of representing Lender before, during, or after any lawsuit, arbitration, or other proceeding and those incurred in appeals, whether the issues arise out of contract, tort, bankruptcy, or any other area of law. Included in the costs and expenses which Lender may recover are all court, alternative dispute resolution or other collection costs, and all expenses incidental to perfecting Lender's security interests and liens, preserving the Premises (including payment of taxes and insurance), records searches, and expenses related to audits, inspection, and copying. All amounts Lender is entitled to recover shall accrue interest at the highest rate provided in any of the Loan Documents from the date any such fee, cost, or expense is incurred.

GOVERNING LAW. This Agreement shall be governed by and construed under the laws of the State of Alabama, except to the extent that federal law controls.

JURISDICTION AND VENUE. Any action to enforce the rights between the parties may be instituted and prosecuted in any of the courts in the county or parish in which Lender has its principal place of business. Owner submits to the jurisdiction of each such court and waives any objection to jurisdiction or venue of an action brought therein.

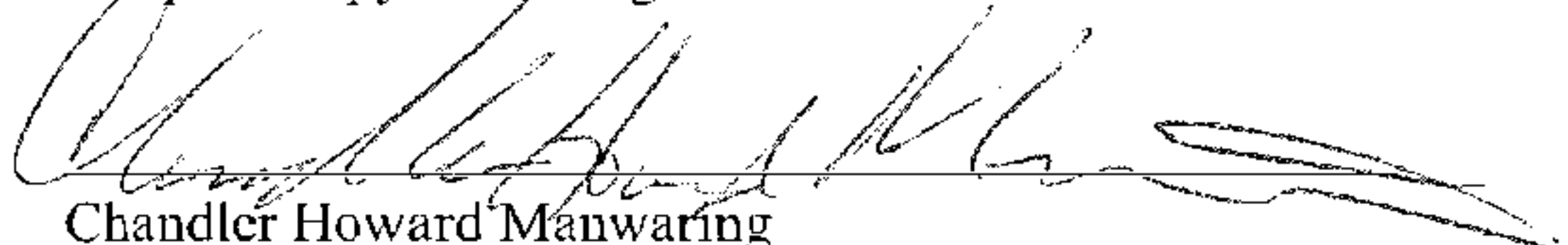
WAIVER OF JURY TRIAL. All parties hereby knowingly, voluntarily, and irrevocably waive, to the fullest extent permitted by law, any right to trial by jury of any dispute between the parties, whether the cause of action is based in contract, tort, or any other theory.

COUNTERPARTS. This Agreement may be executed by the parties using any number of copies. All executed copies taken together will be treated as a single Agreement.

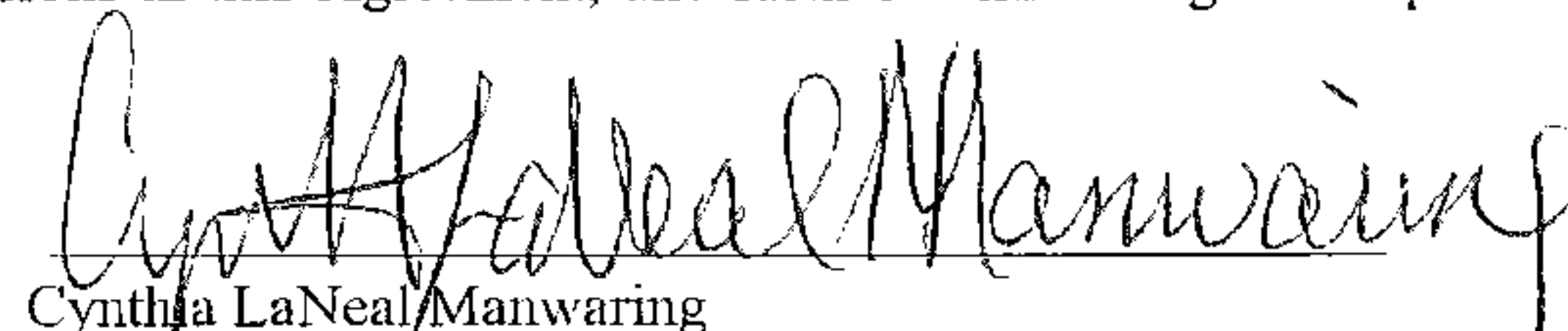
INTEGRATION AND AMENDMENT. This Agreement, along with any of the Loan Documents, encompasses the entire understanding and agreement of the parties with respect to the matters set forth in this Agreement. There is no other promise, understanding, agreement, usage, or course of dealing, either oral or written, that affects it. This Agreement supersedes all prior oral or written agreements, commitments, and understandings between the parties relating to the subject matter of this Agreement. Any modifications or alterations to this Agreement must be in writing and executed by those parties burdened by the modification or alteration.

ORAL AGREEMENTS DISCLAIMER. This Agreement represents the final agreement between the parties and may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of the parties. There are no unwritten oral agreements between the parties.

ACKNOWLEDGMENT. The undersigned agrees to all of the provisions in this Agreement, and further acknowledges receipt of a true and complete copy of this Agreement.



Chandler Howard Manwaring
Individually




Cynthia LaNeal Manwaring
Individually

EXHIBIT "A"

Begin at the SW corner of the NW 1/4 of the NE 1/4 of Section 15, Township 21 South, Range 1 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N00°15'31"W a distance of 471.50'; thence S89°24'50"E a distance of 1851.09'; thence S00°00'46"W a distance of 195.84'; thence S89°09'39"E a distance of 3.27"; thence S00°50'21"W a distance of 274.86"; thence N89°20'00"W a distance of 503.49'; thence N89°28'33"W a distance of 1345.48' to the POINT OF BEGINNING.

ALSO AND INCLUDING/SUBJECT TO an existing 22' Ingress/Egress & Utility Easement, as recorded in Instrument #: 20151012000355590 and Instrument #: 20210329000154850, in the Office of the Judge of Probate of Shelby County, Alabama.

As shown on Survey by Rodney Shiflett, AL REG #: 21784, dated December 13, 2022 and recorded in Instrument #: 20230105000005280, in the Probate Office of Shelby County, Alabama.


Chandler Howard Manwaring


Cynthia LaNeal Manwaring



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/02/2025 02:26:24 PM
\$65.00 PAYGE
20250902000269160

