

This Instrument Prepared by:
Shami S. Malone, Esq.
South Oak Title Trussville, LLC
111 Watterson Parkway
Trussville, AL 35173

Property Address: 11845 & 11843 Highway 25, Calera, AL 35040

PURCHASE MONEY MORTGAGE

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That whereas, **SRLR, LLC, an Alabama Limited Liability Company, and Salim Rajpari, individually** (hereinafter called "Mortgagors", whether one or more) are justly indebted to **Speedtrac Inc**, and/or its nominee(s) or assignee(s) (hereinafter called "Mortgagee", whether one or more, in the sum of **ONE MILLION ONE HUNDRED FIFTY-FIVE THOUSAND 00/100 (\$1,155,000.00) DOLLARS**, evidenced by a real estate mortgage note executed simultaneously herewith.

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

NOW THEREFORE, in consideration of the premises, said Mortgagors **SRLR, LLC and Salim Rajpari**, and all others executing this mortgage, do hereby grant, bargain, sell and convey onto the Mortgagee, the following described real estate situated in Shelby, Alabama, to-wit:

FOR PROPERTY DESCRIPTION SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Said property is warranted free from all encumbrances and against any adverse claims, except as stated above.

To Have and To Hold the above granted property unto the said Mortgagee, Mortgagee's successors, heirs and assigns forever; and for purpose of further securing the payment of said indebtedness, the undersigned agrees to pay all taxes or assessments when imposed legally upon said premises, and should default be made in the payment of same, the said Mortgagee may at Mortgagee's option pay off the same; and to further secure said indebtedness, first above named undersigned agrees to keep the improvements on said real estate insured against loss or damage by fire, lightning, and tornado for the fair and reasonable insurable value thereof but at least (\$1,155,000.00), in a company satisfactory to the Mortgagee, with loss, if any, payable to said Mortgagee as Mortgagee's interest may appear, and to promptly deliver said policies, or any renewal of said policies to said Mortgagee; and if undersigned fail to keep said property insured as above specified, or fail to deliver said insurance policies to said Mortgagee, then the said Mortgagee, as assigns, may at Mortgagee's option insure said property for said sum, for Mortgagee's own benefit, the policy if collected to be credited on said indebtedness, less cost of collecting same; all amounts so expended by said Mortgagee for taxes, assessments or insurance shall become a debt to said Mortgagee or assigns, addition to the debt hereby specially secured, and shall be covered by this Mortgage, and bear interest from date of payment by said mortgagee, or assigns and be at once due and payable.

Upon condition, however, that if the said Mortgagor pays said indebtedness, and reimburses said Mortgagee or assigns for any amounts Mortgagees may have expended for taxes, assessments and insurance, and

interest thereon, then this conveyance to be null and void; but should default be made in the payment of any sum expended by the said Mortgagee or assigns, or should said indebtedness hereby secured, or any part thereof, or the interest thereon, remain unpaid at maturity, or should the interest of said Mortgagee or assigns in said property become endangered by reason of the enforcement of any prior lien or incumbrance thereon, so as to endanger the debt hereby secured, then in any one of said events, the whole of said indebtedness hereby secured shall at once become due and payable, and this mortgage be subject to foreclosure as now provided by law in cases of past due mortgages, and the said Mortgagee, agents or assigns shall be authorized to take possession of the premises hereby conveyed, and with or without first taking possession, after giving twenty-one days' notice, by publishing once a week for three consecutive weeks, the time, place and terms of sale, by publication in some newspaper published in and said County and State, sell the same in lots or parcels or en masse as Mortgagee, agents or assigns deem best, in front the Courthouse door of said County, (or the division thereof) where said property is located at public outcry, to the highest bidder for cash, and apply the proceeds for sale: First, to the expense of advertising, selling and conveying, including a reasonable attorney's fee; Second, to the payment for any amounts that may have been expended, or that it may then be necessary to expend, in paying insurance, taxes, or other incumbrances with interest thereon; Third, to the payment of said indebtedness in full, whether the same shall or shall not have fully matured at the date of said sale, but no interest shall be collected beyond the day of sale; and Fourth, the balance, if any, to be turned over to the said Mortgagor and undersigned further agree that said Mortgagee, agents or assigns may bid at said sale and purchase said property, if the highest bidder therefor; and undersigned further agree to pay a reasonable attorney's fee to said Mortgagee or assigns, for the foreclosure of this mortgage in Chancery, should the same be so foreclosed, said fee to be a part of the debt hereby secured.

IN WITNESS WHEREOF THE UNDERSIGNED, the undersigned have hereunto set their signatures and seals, this 24th day of September, 2025.

SRLR, LLC, an Alabama Limited Liability Company

By: _____
Salim Rajpari, Sole Member

Salim Rajpari, individually

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Salim Rajpari, whose name individually and as Sole Member of SRLR, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily and with full authority as such Member, on the day the same bears date.

Given under my hand and official seal this 24th day of September, 2025.



Notary Public
My Commission Expires: 11/3/2028

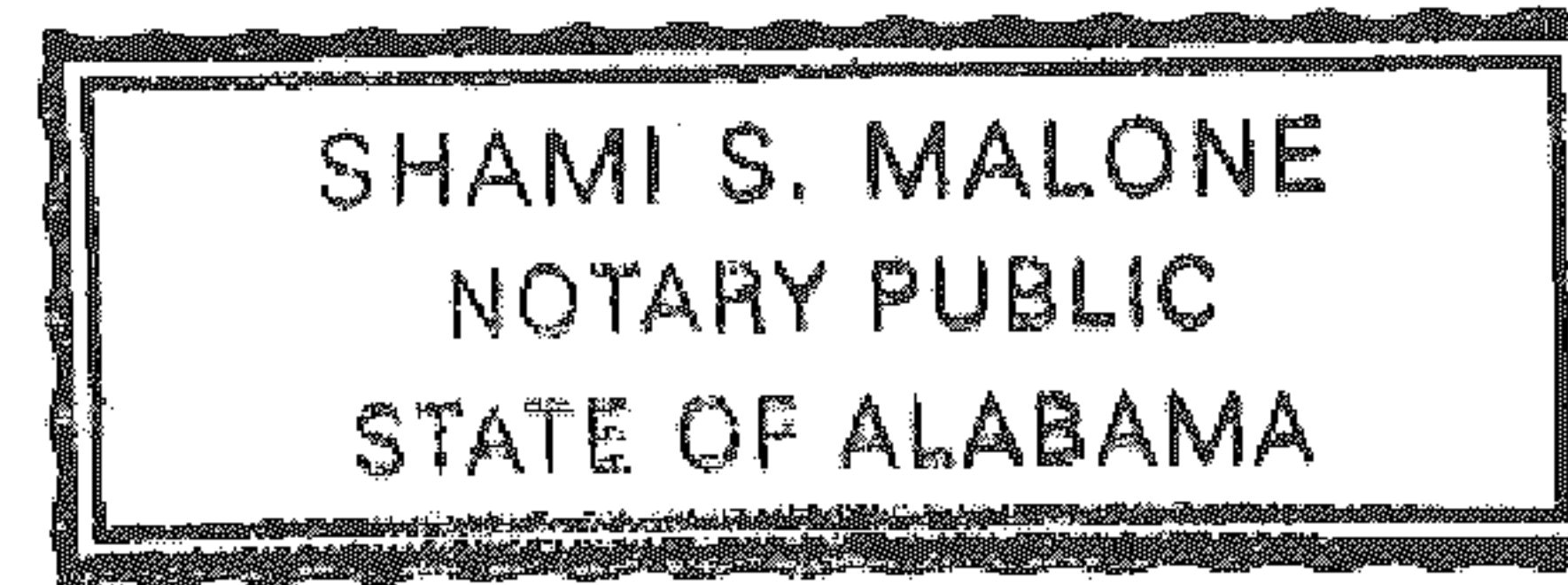


Exhibit A**Tract I:**

A parcel of land in the NE 1/4 of Fractional Section 22, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the SE corner of the NW 1/4 of the NE 1/4 of Section 22, Township 22 South, Range 2 West; thence run North 0 degrees 45 minutes 00 seconds East along the East line of said 1/4 - 1/4 a distance of 642.00 feet to a point on the North side of Alabama Highway No. 25; thence continue on the last described course and run North 0 degree 45 minutes 00 seconds East a distance of 518.00 feet to a point on the South side of the Old Highway No. 25; thence run South 56 degrees 30 minutes 00 seconds West, along said South side of the Old Highway No. 25 a distance of 903.60 feet; thence run South 58 degrees 10 minutes 00 seconds West along said South side of the Old Highway No. 25 a distance of 834.00 feet; thence run South 0 degrees 45 minutes 00 seconds West a distance of 234.60 feet; thence run South 89 degrees 59 minutes 60 seconds East a distance of 125.00 feet; thence run South 0 degrees 45 minutes 00 seconds West a distance of 222.57 feet to a set 1/2 rebar, said point being the point of beginning; thence continue on the last described course and run South 0 degrees 45 minutes 00 seconds West a distance of 349.43 feet to a found concrete monument marking the North right of way line of Alabama Highway No. 25; thence run South 74 degrees 30 minutes 09 seconds East, along said right of way line a distance of 99.45 feet to a found concrete monument marking the North right of way line of Alabama Highway No. 25, said point being situated on a curve to the left having a central angle of 20 degrees 56 minutes 45 seconds, a radius of 1382.75 feet; thence run along the arc a distance of 505.50 feet; thence run North 59 degrees 12 minutes 39 seconds West a distance of 138.72 feet; thence run North 28 degrees 58 minutes 47 seconds West a distance of 305.00 feet to a set 1/2 inch rebar, thence run South 65 degrees 51 minutes 40 seconds West a distance of 325.40 feet to a set 1/2 inch rebar and the point of beginning, being situated in Shelby County, Alabama.

and

Tract II

A tract of land situated in the NE 1/4 of Section 22, Township 22 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the SE corner of the NW 1/4 of the NE 1/4 of said Section 22; using an assumed bearing of South 00 deg. 45 min. 00 sec. West for the East line of said 1/4 - 1/4, thence turn an angle to the right of 60 deg. 37 min. 12 sec, and run South 61 deg. 22 min. 12 sec. West a distance of 682.22 feet to a point on the North right of way of Alabama Highway 25, said point being the point of beginning of the parcel herein described; thence run North 40 deg. 59 min. 28 sec. West a distance of 407.84 feet to a point; thence run South 63 deg. 02 min. 04 sec. West a distance of 184.66 feet to a point; thence run South 28 deg. 58 min. 47 sec. East a distance of 305.00 feet to a point; thence run South 59 deg. 12 min. 39 sec. East a distance of 138.72 feet to a point on the North right of way of said Alabama Highway 25; thence run in a Northeasterly direction along a curve of said highway right of way a distance of 200.70 feet to the point of beginning, said curve being concave to the Northwest and having a radius of 1382.75 feet, a central angle of 8 deg. 18 min. 58 sec., a chord of 200.52 feet with a bearing of North 55 deg. 27 min. 08 sec. East, being situated in Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/25/2025 09:58:10 AM
 \$1763.50 PAYGE
 20250925000294000

Mortgage (AL)

Allen S. Bayal