

**This document prepared by:
Whitley Simpson, Premier Bank of the South
PO Box 1708, Cullman, AL 35056**

STATE OF ALABAMA

SHELBY COUNTY

MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That whereas on this the **2nd day of February, 2026, Troy L Gibbons and wife, Virginia M. Gibbons**, (hereinafter called "Mortgagors", whether one or more) is justly indebted, to **PREMIER BANK OF THE SOUTH** (hereinafter called "Mortgagee", whether one or more), in the sum of **TWO HUNDRED FIFTY THOUSAND and 00/100 dollars (\$250,000.00)** evidenced by one promissory waive note of even date herewith and subject to the terms and conditions contained therein.

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

NOW THEREFORE, in consideration of the premises, said Mortgagors, **Troy L Gibbons and wife, Virginia M Gibbons**, and all others executing this mortgage, do hereby grant, bargain, sell and convey unto the Mortgagee the following described real estate, situated in Madison County, State of Alabama, to-wit:

Legal Description: Lot 191, according to the Survey of Weatherly, Sector 2, Phase 2, as recorded in Map Book 14, Page 73A, 73B and 73C, in the Probate Office of Shelby County, Alabama.

Property Address: 101 Cheshire Ln Pelham, AL 35124

THIS MORTGAGE IS EXECUTED TO SECURE THIS DEBT OR ANY OTHER DEBT THAT MORTGAGOR OWES OR MAY OWE MORTGAGEE NOW OR IN THE FUTURE. FUTURE DEBTS ARE ANTICIPATED. MORTGAGOR AGREES TO KEEP AND MAINTAIN INSURANCE ON ALL BUILDINGS SITUATED ON THE HEREINABOVE DESCRIBED PROPERTY IN A SUFFICIENT AMOUNT TO COVER THE INDEBTEDNESS HEREIN AND WILL NAME THE MORTGAGEE HEREIN AS LOSS PAYEE OF SAID POLICY

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

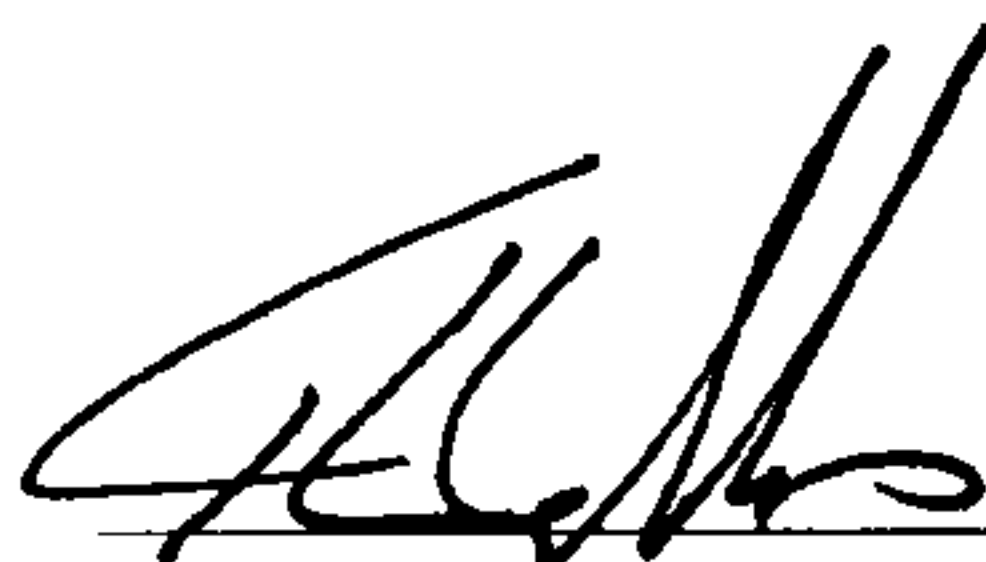
TO HAVE AND TO HOLD the above granted property unto the said Mortgagee, Mortgagee's successors, heirs, and assigns forever; and for the purpose of further securing the payment of said indebtedness, the undersigned agrees to pay all taxes for assessments when imposed legally upon said premises, and should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

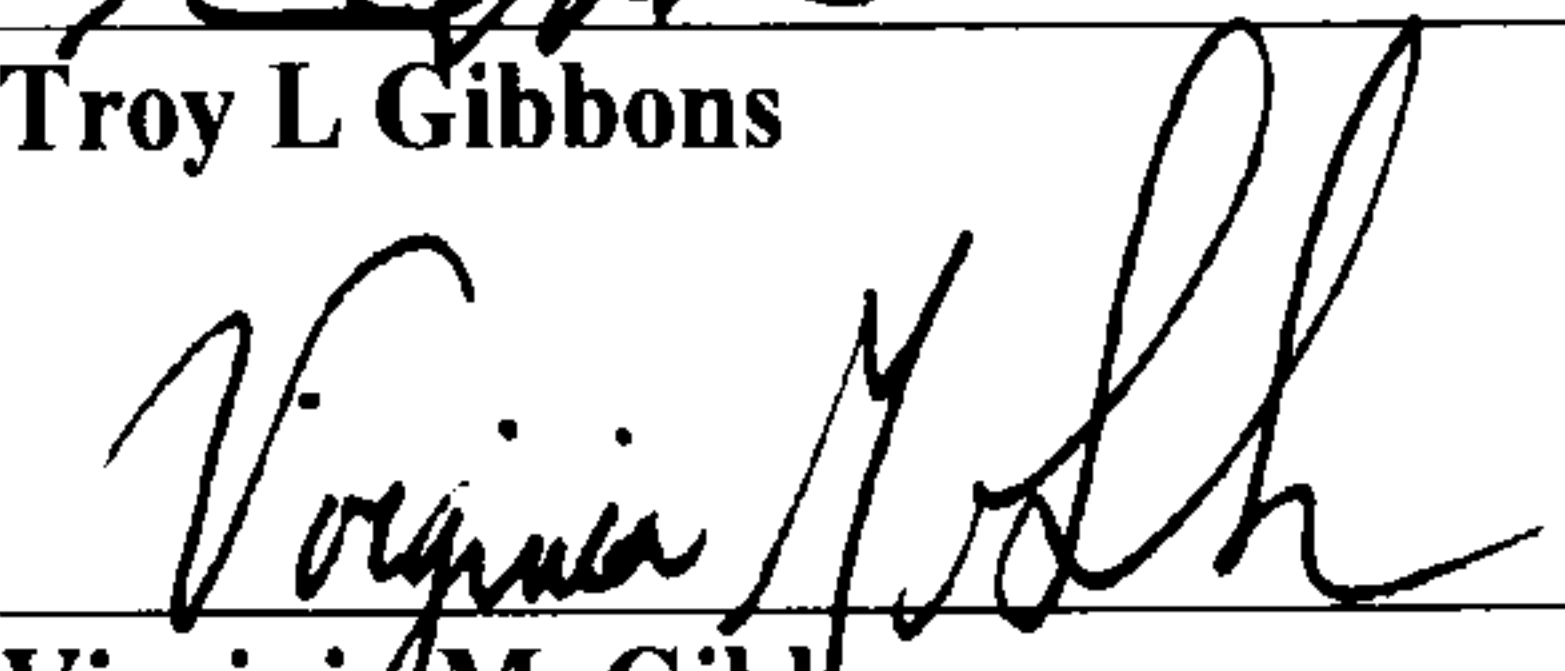
Upon condition, however, that if the said Mortgagor pays said indebtedness, and reimburses said Mortgagee or assigns for any amounts Mortgagees may have expended for taxes, assessments, and insurance, and interest thereon, then this conveyance to be null and void; but should default be made in the payment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

IN WITNESS WHEREOF the undersigned have hereunto set their signatures and seals, this the 2nd day of February 2026.



Troy L Gibbons


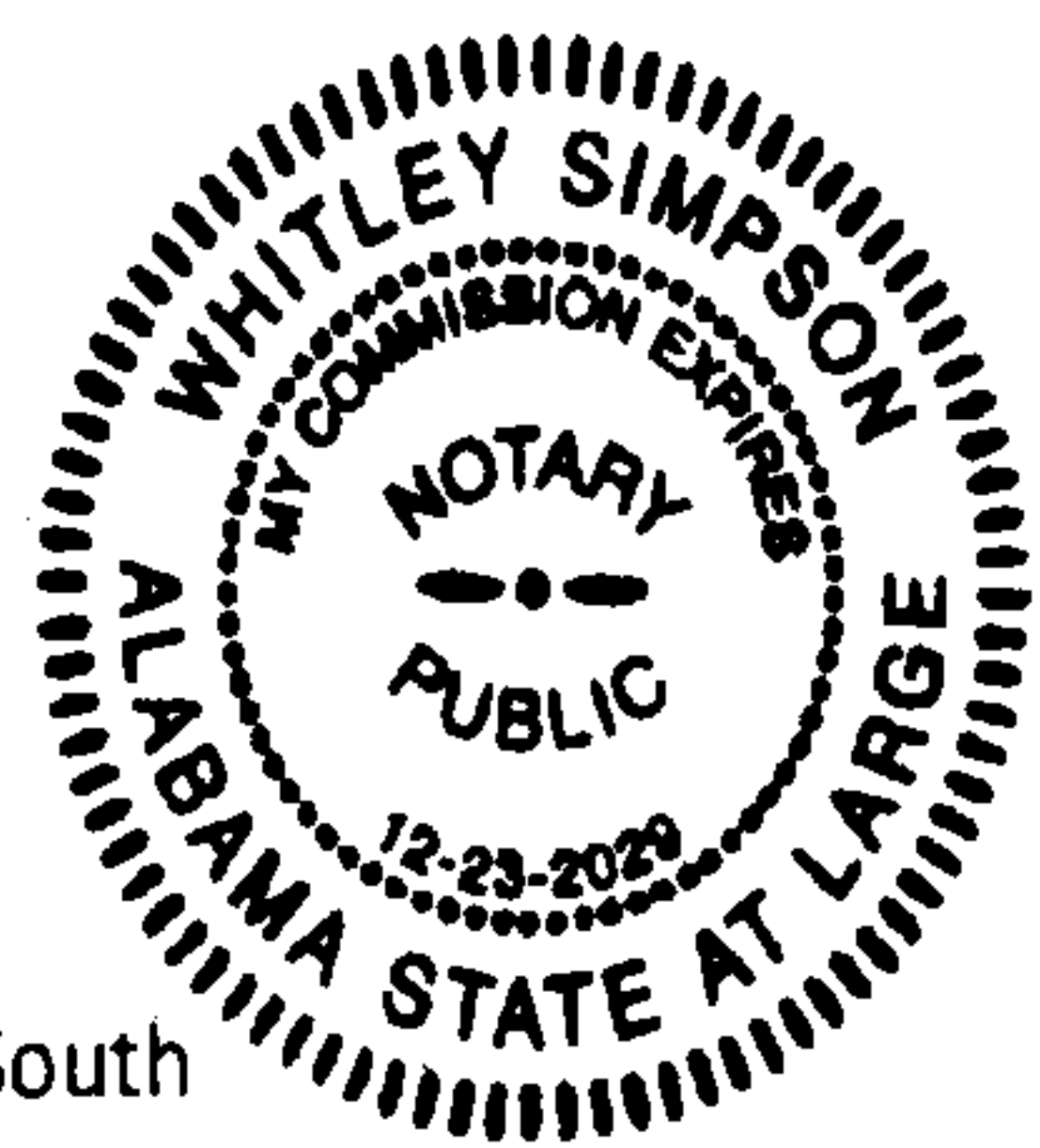
Virginia M. Gibbons

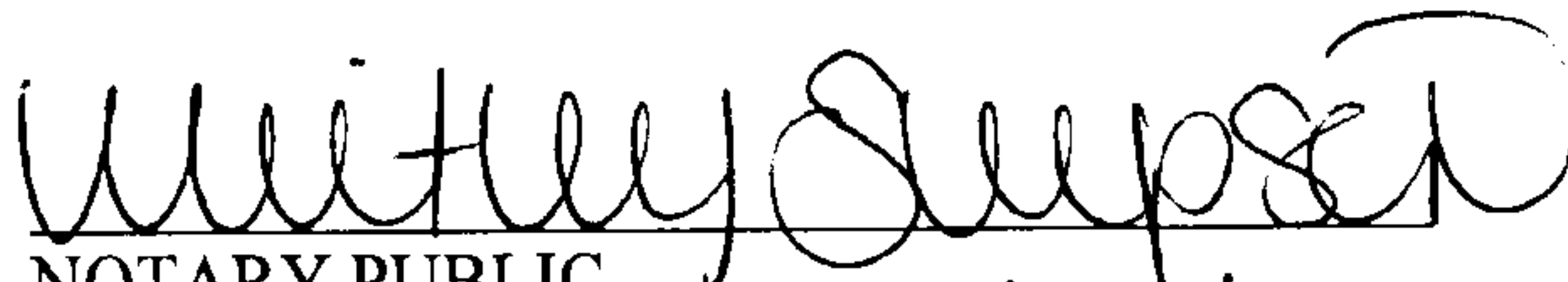
STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Troy L Gibbons and wife, Virginia M Gibbons**, names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 2nd of February, 2026.





NOTARY PUBLIC
My Commission Expires: 12/23/29

Premier Bank of the South
NMLS ID 454929
Loan Officer Robert Ward Mullins II NMLS 776773



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/06/2026 01:50:48 PM
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