

1142  
AGREEMENT

In consideration of a loan granted to the undersigned by Transamerica Financial Services dated 3/9/87, the undersigned agree not to make any claim for any future advances under and pursuant to the terms of the future advance clause of the First Mortgage encumbering the real property owned by the undersigned and more particularly described in "Exhibit A" attached hereto and made a part hereof, said Mortgage being from Terry L. Grammer and Debra W. Grammer to First Federal Savings & Loan Ass. dated 3/3/78 and recorded 3/3/78 in Real Volume 375, Page 311, of the Public Records of Shelby County, Alabama and we the undersigned hereby specifically waive any right to a secure funds pursuant to such future advance clause for so long period of time and as the Mortgagee, Transamerica Financial Services, or Assignees shall retain an interest in the Mortgage bearing this date executed by the undersigned to the said Mortgagee, Transamerica Financial Services.

This Agreement also provides that the acceptance of a future advance under the First Mortgage will constitute a default under the Second Mortgage and that the Second Mortgage on such default is entitled to all of the rights and remedies available to him in the event of a default as set forth in said Mortgage.

Dated this the 9th day of March, 1987.

BOOK 113 PAGE 238  
STATE OF ALABAMA SHELBY CO. Terry L. Grammer  
I CERTIFY THIS INSTRUMENT IS FILED  
WITNESS  
1987 MAR 11 PM 2:14 Debra W. Grammer  
WITNESS  
STATE OF ALABAMA Thomas W. Driggers Rec. 250  
JEFFERSON COUNTY JUDGE OF PROBATE Ind 100  
350

I hereby certify that on this day before me a Notary Public duly authorized to take acknowledgments personally appeared Terry L. Grammer and wife Debra W. Grammer to me known to be the persons described herein who executed the foregoing instrument and acknowledged before me that they executed same voluntarily.

In witness my hand and official seal in the County and State of Alabama said this the 9th day of March, 1987.



Thomas W. Driggers  
NOTARY PUBLIC  
My Commission Expires: DECEMBER 10, 1991

Transamerica  
B-4 35226