20060112000020510 1/2 $57.65
Shelby Cnty Judge of Probate, AL
01/12/2006 12:44:42PM FILED/CERT

WHEN RECORDED MAIL TO:
Regions Loan Servicing Release
P O Box 4897
Montgomery, AL 36103

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

REGIONS BANK

MODIFICATION OF MORTGAGE

DOC4800000290690406000700000

THIS MODIFICATION OF MORTGAGE dated January 6, 2006, is made and executed between JOINER FLOORING INC, whose address is 2866 JOINER TOWN RD, COLUMBIANA, AL 35051-4000 (referred to below as "Grantor") and REGIONS BANK, whose address is 2964 PELHAM PARKWAY, PELHAM, AL 35124 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated September 19, 2005 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Real Estate Mortgage dated 09/19/2005 in the amount of $197,250.00 recorded on 09/23/2005, Instrument #20050923000496130.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in Shelby County, State of Alabama:

Lot 22 according to the Final Plat of Oaklyn Hills, Phase 3, as recorded in Map Book 34, Page 52, in the Probate Office of Shelby County, Alabama.

The Real Property or its address is commonly known as 528 Rolling Hills Drive, Pelham, AL 35124.

MODIFICATION. Lender and Grantor hereby modify the Mortgage as follows:

Increase from $197,250,000.00 to $226,320.00.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JANUARY 6, 2006.

THIS MODIFICATION IS GIVEN UNDER SEAL AND IT IS INTENDED THAT THIS MODIFICATION IS AND SHALL CONSTITUTE AND HAVE THE EFFECT OF A SEALED INSTRUMENT ACCORDING TO LAW.

GRANTOR:

JOINER FLOORING INC

By: _____ **(Seal)**
GLEN A. JOINER, President of JOINER FLOORING INC

LENDER:

REGIONS BANK

X _____ **(Seal)**
Authorized Signer

This Modification of Mortgage prepared by:

Name: Kathy Neeley
Address: 2964 PELHAM PARKWAY
City, State, ZIP: PELHAM, AL 35124

CORPORATE ACKNOWLEDGMENT

20060112000020510 2/2 $57.65
Shelby Cnty Judge of Probate,AL
01/12/2006 12:44:42PM FILED/CERT

STATE OF Alabama)
) SS
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **GLEN A. JOINER, President of JOINER FLOORING INC**, a corporation, is signed to the foregoing Modification and who is known to me, acknowledged before me on this day that, being informed of the contents of said Modification of Mortgage, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 6th **day of** January, 2006.

Katheryn H. Neeley
Notary Public

My commission expires 04-15-2009

KATHERYN H. NEELEY
NOTARY PUBLIC
STATE AT LARGE - ALABAMA
Commission Expires 04-15-2009

LENDER ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Bryan Shanahan Commercial Relationship Mgr of Regions Bank, a corporation, is signed to the foregoing Modification and who is known to me, acknowledged before me on this day that, being informed of the contents of said Modification of Mortgage, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 6th **day of** January, 2006.

Katheryn H. Neeley
Notary Public

My commission expires 04-15-2009

KATHERYN H. NEELEY
NOTARY PUBLIC
STATE AT LARGE - ALABAMA
Commission Expires 04-15-2009

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