

# MORTGAGE MODIFICATION AGREEMENT

This instrument was prepared by  
**FIRST UNITED SECURITY BANK**  
131 W Front Street P O Box 249  
Thomasville, AL 36784

This Mortgage Modification Agreement is made and entered into on February 2, 2010, by and between B & D Realty LLC (hereinafter called "Mortgagor") and FIRST UNITED SECURITY BANK (hereinafter called "Mortgagee").

Mortgagor has entered into original Mortgage Agreement with Mortgagee on December 9, 2009 as recorded in Instrument 20100114000013220, on 1/4/2010, in the Probate Office of Shelby County, Alabama.

A. Both parties desire to amend the terms of the mortgage and notes executed simultaneously therewith.

The things considered, Mortgagee hereby allows Mortgagors to increase the amount of the debt secured by above described mortgage from \$ 265,000.00 to \$ 520,000.00, an increase of \$ 255,000.00.

IN WITNESS WHEREOF, Mortgagor and Mortgagee have hereunto set their hands and seals, this 2<sup>nd</sup> day of February, 2010.

**B & D REALTY LLC**

BY: [Signature]  
Brian Kornowicz, Member  
BY: [Signature]  
Daryl Poarch, Member

**FIRST UNITED SECURITY BANK**

By: [Signature]  
Ed Oliver, Vice-President

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Brian Kornowicz and Daryl Poarch, whose named as members of B & D Realty 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, as such officer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said corporation.

Given under my hand and official seal, this 2<sup>nd</sup> day of February, 2010.

[Signature]  
Notary Public My commission expires

STATE OF ALABAMA  
SHELBY COUNTY

**LISA BEASLEY**  
Notary Public, AL State at Large  
My Comm. Expires May 25, 2012

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared ED OLIVER, whose name as VICE-PRESIDENT of FIRST UNITED SECURITY BANK, 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, as such officer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said corporation.

Given under my hand and official seal, this 2<sup>nd</sup> day of February, 2010.

[Signature]  
Notary Public My commission expires:

**LISA BEASLEY**  
Notary Public, AL State at Large  
My Comm. Expires May 25, 2012