

THIS INSTRUMENT PREPARED BY: (NAME): Billye West - Compass Bank
(ADDRESS): 15 South 20th Street, B'ham, AL 35233

STATE OF ALABAMA)
COUNTY OF SHELBY)

MORTGAGE MODIFICATION AGREEMENT

Compass Bank, f/k/a

This Agreement is by and between Central Bank of the South ("Bank") and Steve Shirley, Inc. ("Borrower").

WHEREAS, Borrower is indebted to Bank as evidenced by a Promissory Note dated September 16, 19 93 ("Note"), and secured by a Mortgage on real property situated in Shelby County, Alabama, such Mortgage being recorded in INSTR # 1993-29286, beginning at Page , in the office of Judge of Probate, Shelby County, Alabama ("Mortgage"); and

WHEREAS, Borrower and Bank desire to modify the terms of said Mortgage as set forth herein.

NOW, THEREFORE, for and in consideration of the premises, Borrower and Bank agree that the Mortgage is modified as follows:

To increase the principal loan amount from \$225,000 to \$280,000.

All of the terms and conditions remain the same. Inst # 1994-04688

02/11/1994-04688
10:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 94.50

Except as modified herein, all of the terms and conditions of the Mortgage shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed effective this 4th day of February, 19 94.

ATTEST

Its _____

COMPASS BANK, f/k/a
CENTRAL BANK OF the South
By: [Signature]
Its Real Estate Officer

WITNESS

ATTEST

Its _____

[Signature]
STEVE SHIRLEY, INC.
By: [Signature]
Its President

STATE OF ALABAMA)
COUNTY OF _____)

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____ whose name(s) _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____, 19 _____.

My commission expires: _____

Notary Public

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, _____ the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that J. Steven Shirley whose name as President of Steve Shirley, Inc., a corporation, 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 such conveyance, he, 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 4th day of February, 19 94.

My commission expires: 8-26-95

Bruce West
Notary Public

Cahaba Title

State of Alabama
Jefferson County

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul E. Allen whose name as Real Estate Officer of Compass Bank, f/k/a Central Bank of the South, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of such conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given my my hand and official seal this 4th day of February, 1994.

My commission expires:

8-26-95

Billy West
Notary Public

Inst # 1994-04688

02/11/1994-04688
10:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 94.50