

SEND TAX NOTICES
TO: ROBERT T. HENTZ
2169 HWY. 31 SOUTH
PELHAM, AL 35124

PREPARED BY:
JACK KEYES, CPA
ATTORNEY AT LAW
720 N. 18TH ST.
BESSEMER, AL 35020
PHONE 428-5877

MORTGAGORS:
ROBERT T. HENTZ
AND WIFE, ANNE K. HENTZ
2169 HWY. 31 SOUTH
PELHAM, AL 35214
PHONE (205)988-4510

MORTGAGEES:
JACK ROBERT JOHNSON A/K/A
J.R. JOHNSON AND WIFE,
ANN N. JOHNSON
2985 BROWNING ROAD SE
BESSEMER, ALABAMA 35023
PHONE (205)425-4737

STATE OF ALABAMA

SHELBY COUNTY

MODIFICATION OF MORTGAGE DEBT AND MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: THAT WHEREAS, FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS HEREIN CONTAINED J.R. JOHNSON AND WIFE, ANN N. JOHNSON ARE WILLING TO RELEASE ALL PARTIES TO THAT CERTAIN MORTGAGE RECORDED IN BOOK 172, PAGE 691 PROBATE JUDGE'S OFFICE, SHELBY COUNTY, ALABAMA EXCEPT ROBERT T. HENTZ AND ANNE K. HENTZ, AND

WHEREAS THE PARTIES TO THIS MODIFICATION AGREEMENT, NAMELY THE MORTGAGORS J.R. JOHNSON AND WIFE ANN N. JOHNSON AND THE REMAINING MORTGAGORS: ROBERT T. HENTZ AND WIFE, ANNE K. HENTZ, AGREE AS FOLLOWS:

1. ALL PARTIES ARE RELEASED FROM THE DEBT EXCEPT ROBERT T. HENTZ AND ANNE K. HENTZ;

2. WALTER T. HENTZ JR. AND WIFE, ANNE D. HENTZ AGREE BY EXECUTING THIS AGREEMENT THAT THEY HAVE NO FURTHER RIGHT TITLE OR INTEREST IN THE MATTERS REPRESENTED BY THE NOTE AND MORTGAGE EXECUTED ON FEBRUARY 13, 1988 AND RECORDED IN BOOK 172, PAGE 691 AS AFORESAID. AND THEY AGREE TO HOLD THE MORTGAGEES HARMLESS FROM ANY AND ALL CLAIMS OF THEIR HEIRS, EXECUTORS, AND ADMINISTRATORS RESULTING FROM THEIR EXECUTION OF THE NOTE AND MORTGAGE.

3. THE UNPAID BALANCE OF THE NOTE REPRESENTING THE DEBT SECURED BY THIS MORTGAGE IS \$228,985.08 AS OF FEBRUARY 1994. ONLY ROBERT T. HENTZ AND ANNE K. HENTZ SHALL HEREAFTER BE LIABLE FOR THE PAYMENTS ON THIS NOTE AS FOLLOWS:

NOTE AMOUNT	\$228,985.08
RATE OF INTEREST	8%
PAYABLE IN 108	
EQUAL MONTHLY	
INSTALLMENTS OF	\$2981.16
NEXT PAYMENT DUE	3/1/94

4. NO PREPAYMENT OF THIS NOTE WILL BE ALLOWED UNTIL FEBRUARY 1,

03/23/1994-09463
11:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 13.50

Inst # 1994-09463

2000. IT IS MUTUALLY AGREED THAT THE SCHEDULE OF NOTE PAYMENTS DUE IS ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

5. WALTER T. HENTZ JR., AND WIFE, ANNE D. HENTZ INDIVIDUALLY AND AS OFFICERS OF AUTO PARTS & SUPPLY COMPANY D/B/A AUTO PARTS & SUPPLY COMPANY, INC., AGREE TO EXECUTE IN THE FUTURE ANY AND ALL DOCUMENTS REQUIRED TO PERFECT TITLE AS NEEDED OR REQUIRED BY ANY LAND TITLE INSURANCE COMPANY.

6. EXCEPT AS MODIFIED BY THE ABOVE CHANGES THE TERMS AND CONDITIONS OF THE MORTGAGE ABOVE REFERRED TO AS RECORDED IN BOOK 172 PAGE 691, JUDGE OF PROBATE'S OFFICE, SHELBY COUNTY, ALABAMA, SHALL REMAIN IN FULL FORCE AND EFFECT.

WITNESS OUR HANDS AND SEALS THIS 16th DAY OF February 1994.

AUTO PARTS & SUPPLY COMPANY
D/B/A AUTO PARTS & SUPPLY
COMPANY, INC.

ATTEST:

BY: Ann D. Hentz
ANN D. HENTZ
ITS: SECRETARY

BY: Robert T. Hentz
ROBERT T. HENTZ
ITS: PRESIDENT

(CORPORATE SEAL)

Ann K. Hentz (L.S.)
ANNE K. HENTZ,
INDIVIDUALLY

Walter T. Hentz Jr. (L.S.)
WALTER T. HENTZ, JR.
INDIVIDUALLY

Ann D. Hentz (L.S.)
ANN D. HENTZ,
INDIVIDUALLY

Robert T. Hentz (L.S.)
ROBERT T. HENTZ,
INDIVIDUALLY

WITNESSES:

Robert Johnson
Jack Keys

Jack Robert Johnson
JACK ROBERT JOHNSON

Ann N. Johnson
ANN N. JOHNSON

STATE OF ALABAMA

JEFFERSON COUNTY

BEFORE ME, JOHN J. KEYES, JR, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, APPEARED ANN D. HENTZ; ROBERT T. HENTZ; ANN K. HENTZ; WALTER T. HENTZ JR; JACK ROBERT JOHNSON, AND ANN N. JOHNSON, ALL OF WHOM ARE KNOWN TO ME, AND ALL OF WHOM, UPON BEING DULY SWORN BY ME, ACKNOWLEDGED THAT, BEING INFORMED BY ME OF THE CONTENTS OF THE WITHIN INSTRUMENT, THEY EACH SIGNED THE SAME VOLUNTARILY INDIVIDUALLY AND AS OFFICERS OF AUTO PARTS & SUPPLY COMPANY, INC, A CORPORATION, ON THE DAY THE SAME BEARS DATE.

WITNESS MY HAND AND SEAL THIS 16th DAY OF February
1994.
John J. Keyes Jr.
AS NOTARY PUBLIC

MY COMMISSION EXPIRES:
9-12-96

Inst # 1994-09463

03/23/1994-09463
11:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 13.50