

STATE OF ALABAMA
COUNTY OF

MORTGAGE MODIFICATION AGREEMENT

64,516
This agreement is by and between Union State Bank ("Bank") and Gordon Saunders and H. Brown Saunders, ("BORROWER"). WHEREAS, Borrower is indebted to Bank as evidenced by a Note dated December 19th, 19 95 ("Note"), and secured by a Mortgage on Real Property situated in Shelby County Alabama, such Mortgage being recorded in Map Book 1996, beginning at Page 01773, 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:

Mortgage dated 12/19/95, increase from \$56,000.00 to \$120,516.99

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 13th day of June, 19 96.

UNION STATE BANK
BY: [Signature]

Its Richard Joiner
Vice President

Inst # 1996-19877

06/19/1996-19877
11:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 105.40

[Signature]
Gordon Saunders
[Signature]
H. Brown Saunders

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Gordon Saunders & H. Brown Saunders, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they, executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 13th day of June, 19 96.

My commission expires: _____

[Signature]
Notary Public

STATE OF ALABAMA MY COMMISSION EXPIRES APRIL 7, 1999
COUNTY OF

I, _____, a Notary Public in and for said County, in said State hereby certify that _____ of _____, 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, _____ as such _____ and with full authority, executed the same voluntarily for and as the act of said _____. Given under my hand and official seal this _____ day of _____, 19 ____.

My commission expires: _____

Notary Public