

STATE OF ALABAMA
SHELBY COUNTY

10.50

MORTGAGE MODIFICATION AGREEMENT

THIS MORTGAGE MODIFICATION AGREEMENT, made by and between WILLIAM PRATT and BETTY C. PRATT, individually and as husband and wife ("Mortgagor"), and SOUTHTRUST BANK OF ALABAMA, NATIONAL ASSOCIATION ("Mortgagee"), this 21st day of August, 1996.

WITNESSETH:

WHEREAS, Response Marketing, Inc. has heretofore made a certain promissory note payable to the order of Mortgagee dated July 26, 1995, in the principal amount of \$143,500.00 ("Note"); and,

WHEREAS, the Note is secured by that certain Mortgage recorded in Instrument #1995-21111 in the Office of the Judge of Probate of Shelby County, Alabama ("Mortgage"); and,

WHEREAS, Mortgagor and Mortgagee desire to modify the terms of the Mortgage.

NOW, THEREFORE, in consideration of the premises, the mutual covenants and promises contained herein, \$100.00 exchanged between the parties, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Mortgagor and Mortgagee hereby agree as follows:

1. That real property described in Exhibit "A" ("Released Property") is released from the lien of the Mortgage. All other real property described in the Mortgage remains subject to the lien of the Mortgage and, in addition thereto, Mortgagors hereby grant, bargain, sell and convey unto Mortgagee that real property described in Exhibit "B" ("Additional Property"), thereby making the Additional Property subject to all terms of the Mortgage.

2. In all other respects the Mortgage is hereby ratified and confirmed.

IN WITNESS WHEREOF, William Pratt and Betty C. Pratt have executed this instrument as of the day and year first above written.

Inst # 1996-31120

William Pratt
WILLIAM PRATT

Betty C. Pratt
BETTY C. PRATT

SOUTHTRUST BANK OF ALABAMA, NATIONAL
ASSOCIATION

By: Karen O. Muth
Its: Commercial Loan Officer

09/20/1996-31120
09:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 NCB 10.50

Inst # 1996-31120

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State and County, hereby certify that WILLIAM PRATT and BETTY C. PRATT, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal, this the 5th day of August, 1996.

Cassandra Dyer.
Notary Public

My Commission Expires:

12/2/97

(SEAL)

This instrument was prepared by:
Shapard D. Ashley
Capell, Howard, Knabe & Cobbs, P.A.
P.O. Box 2069
Montgomery, Alabama 36102-2069

STATE OF ALABAMA
MONTGOMERY COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Karen T. Mixon, whose name as Commercial Loan Officer of SOUTHTRUST BANK OF ALABAMA, NATIONAL ASSOCIATION, a banking corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, she, as such officer and with full authority, executed the same voluntarily for and as the act said corporation on the day the same bears date.

Given under my hand and official seal this 21ST day of August, 1996.



Notary Public
My Commission Expires: 2-22-99

(SEAL)

EXHIBIT "A"

A parcel of land situated in the E 1/2 of the E 1/2 of Section 33, Township 20 South, Range 2 West in Shelby County, Alabama and being more particularly described as follows:

Commence at the NE Corner of the SE 1/4 of the NE 1/4 of Section 33, Township 20 South, Range 2 West; thence S 2deg-56'28" W a distance of 1012.53' to the POINT OF BEGINNING; thence continue along the last described course a distance of 326.31' to a point on the centerline of a dirt road, said point lying on a curve to the left (concave southwesterly) having a radius of 322.22' and a central angle of 0deg-09'-36"; thence along said centerline and the arc of said curve a distance of 0.90', said arc subtended by a chord which bears N 79deg-39'-57" W a distance of 0.90', to the end of said curve; thence N 79deg-39'-57" W along said centerline a distance of 110.24' to a point on a curve to the right having a radius of 123.23' and a central angle of 18deg-17'-26"; thence along said centerline and the arc of said curve a distance of 39.34', said arc subtended by a chord which bears N 70deg-36'-02" W a distance of 39.17'; to the end of said curve; thence N 61deg-27'-19" W along said centerline a distance of 32.78' to a point on a curve to the right having a radius of 33.65' and a central angle of 31deg-34'-36"; thence along said centerline and the arc of said curve a distance of 18.55'; said arc subtended by a chord which bears N 45deg-40'-01" W a distance of 18.31', to a point on a compound curve to the right having a radius of 153.79' and a central angle of 27deg-26'-17"; thence along said centerline and the arc of said curve a distance of 73.65', said arc subtended by a chord which bears N 16deg-09'-35" W a distance of 72.95', to end of said curve; thence N 2deg-26'-26" W along said centerline a distance of 140.02' to a point on the centerline of a separate dirt road; thence N 80deg-39'-46" E along said centerline a distance of 65.52' to a point on the centerline of a separate dirt road; thence N 49deg-32'-54" E along said centerline a distance of 34.41';

thence N 81deg-12'-23" E and leaving said centerline a distance of 142.04' to the Point of Beginning. Said parcel contains 1.38 acres, more or less.

EXHIBIT "B"

A parcel of land situated in the NW 1/4 of the SW 1/4 of Section 34, Township 20 South, Range 2 West in Shelby County, Alabama and being more particularly described as follows:

Commence at the SW Corner of the NW 1/4 of the SW 1/4 of Section 34, Township 20 South, Range 2 West; thence N 2deg-56'-28" E a distance of 809.84' to the POINT OF BEGINNING; thence continue along the last described course a distance of 495.28' To a point on the centerline of a dirt road, said point lying on a curve to the right (concave southwesterly) having a radius of 322.22' and a central angle of 37deg-45'-52"; thence along said centerline and the arc of said curve a distance of 212.38, said arc subtended by a chord which bears S 60deg-42'-13" E a distance of 208.56', to the end of said curve; thence S 41deg-49'-17" E along said centerline a distance of 36.09' to a point on a course lying 10' to the left of and parallel to the left edge of a separate dirt road; thence S 29deg-30'-46" E and leaving said centerline and along said course a distance of 109.51'; thence S 3deg-07'-57" E along said course a distance of 109.51'; thence S 3deg-07'-57" E along said course a distance of 46.33'; thence S 13deg-05'-29" W along said course a distance of 35.36'; thence S 31deg-58'-50" W along said course a distance of 42.18'; thence S 48deg-54'-52" W a distance of 36.93'; thence S 62deg-28'-12" W along said course a distance of 73.15'; thence S 44deg-19'-07" W a distance of 121.95'; thence S 57deg-52'-30" W along said course a distance of 24.44'; thence S 89deg-30'-12" W along said course a distance of 30.33'; thence N 80deg-41'-43" W along said course a distance of 28.95' to the Point of Beginning. Said parcel contains 2.19 acres, more or less.

Inst # 1996-31120

09/20/1996-31120
09:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE