

WHEN RECORDED MAIL TO:

Regions Bank
2964 Palham Parkway
Palham, AL 36124

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED MARCH 4, 1999, BETWEEN Metro Industries, Inc. (referred to below as "Grantor"), whose address is P. O. Box 296, Helena, AL 35080-0296; and Regions Bank (referred to below as "Lender"), whose address is 2964 Palham Parkway, Palham, AL 36124.

MORTGAGE. Grantor and Lender have entered into a mortgage dated February 13, 1989 (the "Mortgage") recorded in Shelby County, State of Alabama as follows:

Recorded on the 16th day of February, 1989 in the office of the Shelby County Judge of Probate, in Book 226, Page 716.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property (the "Real Property") located in Shelby County, State of Alabama:

A part of SE 1/4 of NE 1/4 and a part of NE 1/4 of SE 1/4 of Section 16, Township 20 South Range 3 West, more particularly described as follows: From the intersection of the south line of the L & N Railroad right of way and the center line of Prairie Branch, run East along south line of Railroad right of way 730.5 feet, to a point of beginning, thence continue East along said south line of Railroad right of way for 280 feet, thence turn right 98 degrees 42 minutes and run Southerly for 404 feet, thence right 99 degrees 27 minutes and run Westerly for 280 feet, thence right 75 degrees 11 minutes and run northerly for 355.64 feet to point of beginning. Situated in Shelby County, Alabama.

The Real Property or its address is commonly known as 450 Mullins Drive, Helena, AL 35080-0296. The Real Property tax identification number is 13-6-16-1-001-019 and 13-6-16-4-001-006.

MODIFICATION. Grantor and Lender hereby modify the Mortgage as follows:

Principal increase of \$14,441.34, from \$130,000.00 to \$144,441.34.

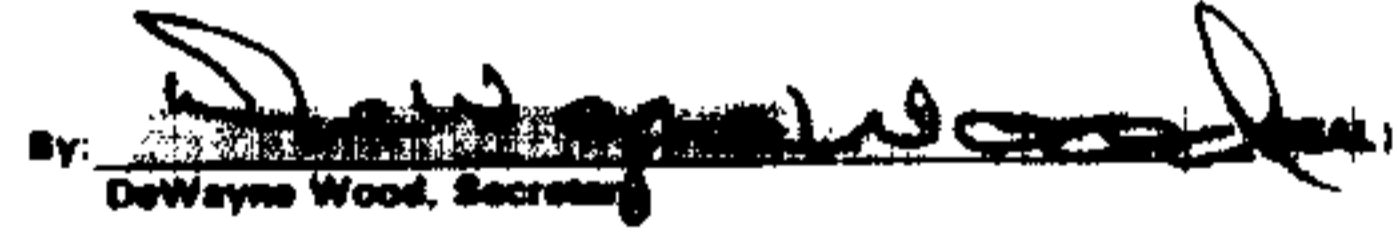
CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

EACH GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE, AND EACH GRANTOR AGREES TO ITS TERMS.

GRANTOR:

Metro Industries, Inc.

By:  (Seal)
Robert S. Jones, President

By:  (Seal)
DeWayne Wood, Secretary

LENDER:

Regions Bank

By: 
Authorizing Officer

This Modification of Mortgage prepared by:

Name: Cathy Weasley
Address: 2964 Palham Parkway
City, State, ZIP: Palham, AL 36124

Inst # 1999-10951

03/16/1999-10951
08:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
02 MB 22.75

CORPORATE ACKNOWLEDGMENT

STATE OF ALABAMA)
) SS
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Ronald L. Jones, President; and DeWayne Wood, Secretary, of Metre Industries, Inc., a corporation, are signed to the foregoing Modification and who are known to me, acknowledged before me on this day that, being informed of the contents of said Modification of Mortgage, they, as such officers 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 March, 19 99

Catherine L. Weakley
Notary Public

MY COMMISSION EXPIRES OCTOBER 24, 2001

My commission expires _____

LENDER ACKNOWLEDGMENT

STATE OF ALABAMA)
) SS
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Joe T. McEnerney
Given under my hand and official seal this 4th day of March, 19 99

Catherine L. Weakley
Notary Public

MY COMMISSION EXPIRES OCTOBER 24, 2001

My commission expires _____

Inst # 1999-10951

03/16/1999-10951
08:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 116 22.75