

THIS MORTGAGE AMENDS THE MORTGAGE DATED JULY 22, 1999, FILED FOR RECORD ON AUGUST 13, 1999 AT INSTRUMENT NO. 1999-33967 IN THE PROBATE OFFICE OF SHELBY COUNTY. TAXES DUE ON THE AMOUNT OF INCREASE ONLY (\$15,400.00).

STATE OF ALABAMA)
COUNTY OF SHELBY)

MORTGAGE MODIFICATION AGREEMENT

This Agreement is by and between National Bank of Commercial of Birmingham ("Bank") and Star Car Care, Inc. ("Mortgagor").

WHEREAS, Mortgagor is indebted to Bank, as evidenced by a Promissory Note dated March 10, 2000 and Mortgage dated July 22, 1999 and

WHEREAS, Mortgagor 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 terms of the Mortgage is modified as follows:

THE AMOUNT OF INDEBTEDNESS AND LIEN OF SAID MORTGAGE IS INCREASED TO THE SUM OF TWO HUNDRED SIX THOUSAND ONE HUNDRED FIFTY AND NO/100 (\$206,150.00) DOLLARS.

SEE ATTACHED EXHIBIT "A" FOR LEGAL DISCRIPTION.

Except as modified herein, all of the terms and conditions of the Mortgage and any and all other instruments executed in connection heretofore shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed effective the 10th day of March, 2000.

NATIONAL BANK OF COMMERCE
OF BIRMINGHAM

By: T. O. R.
Its: Vice President

STAR CAR CARE, INC.

By: Raymond R. McKenzie
Its: President

Inst # 2000-07848

03/13/2000-07848
08:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JES CJ1 26.18

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **RAYMOND R. MCZKENIE** whose name as President of **STAR CAR CARE, 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 President and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 10th day of March, 2000.


Notary Public

My Commission Expires:

05/03/02

Exhibit "A"

Lot 3, according to the Survey of Valleydale Market Place, as recorded in Map Book 16, page 117, in the Probate Office of Shelby County, Alabama.

Inst # 2000-07848

03/13/2000-07848
08:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CJ1 36.60