

WHEN RECORDED MAIL TO:

Regions Bank
2984 Pelham Parkway
Pelham, AL 35124

#029-0523151-0015

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED MARCH 24, 2000, BETWEEN Robert S. Grant Construction, Inc. (referred to below as "Grantor"), whose address is P. O. Box 281884, Birmingham, AL 35238; and Regions Bank (referred to below as "Lender"), whose address is 2984 Pelham Parkway, Pelham, AL 35124.

MORTGAGE. Grantor and Lender have entered into a mortgage dated November 12, 1999 (the "Mortgage") recorded in Shelby County, State of Alabama as follows:

recorded in Inst. #1888-47636 in the Office of the Judge of Probate of Shelby County, Alabama.

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

Lot 15-A according to a Resurvey of Lots 14 and 15, Heatherwood, 4th Sector, as recorded in Map Book 26, Page 23 in the Probate Office of Shelby County, Alabama.

The Real Property or its address is commonly known as Lot 15-A Heatherwood, Birmingham, AL 35242.

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

Increase principal balance from \$217,500. to \$282,750..

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.

THIS MODIFICATION IS GIVEN UNDER SEAL AND IT IS INTENDED THAT THIS MODIFICATION IS AND SHALL CONSTITUTE AND HAVE THE EFFECT OF A SEALED INSTRUMENT ACCORDING TO LAW.

GRANTOR:

Robert S. Grant Construction, Inc.

By:  (SEAL)
Robert S. Grant, President

LENDER:

Regions Bank

By: _____
Authorized Officer

This Modification of Mortgage prepared by:

Name: Louise Holland
Address: P. O. Box 216
City, State, ZIP: Pelham, Alabama 35124

Inst # 2000-11212

04/06/2000-11212
08:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJI 188.95

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 Robert E. Grant, President, of Robert E. Grant Construction, Inc., a corporation, is signed to the foregoing Modification and who is known to me, acknowledged before me on this day that, being informed of the contents of said Modification of Mortgage, he or she, as such officer and with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 24 day of March, 2000

Louise B. Holland
Notary Public

My commission expires 2/24/2001

LENDER ACKNOWLEDGMENT

STATE OF _____)
) ss
COUNTY OF _____)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that _____
Given under my hand and official seal this _____ day of _____, 20____

Notary Public

My commission expires _____

Inst # 2000-11212

04/06/2000-11212
08:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 100.95