

STATE OF ALABAMA
COUNTY OF

MORTGAGE MODIFICATION AGREEMENT

This agreement is by and between Union State Bank ("Bank") and DENNIS ROBIN PEDERSEN AND WIFE PATRICIA J PEDERSEN ("BORROWER"). WHEREAS, Borrower is indebted to Bank as evidenced by a Note dated 7-12, 2000 ("Note"), and secured by a Mortgage on Real Property situated in SHELBY County ALABAMA, such Mortgage being recorded in SHELBY COUNTY, beginning at Page 1998-01350 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 OCTOBER 7, 1997 INSTRUMENT# 1998-01350
MORTGAGE MODIFICATION DATED JULY 12, 2000 INCREASING MORTGAGE FROM \$20,000.00 TO \$65,000.00

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 12TH day of JULY, 2000.

UNION STATE BANK

BY:

Rud [Signature]
Its VICE PRESIDENT

STATE OF ALABAMA
COUNTY OF SHELBY

I, Elizabeth Leigh Tidwell, a Notary Public in and for said County, in said State hereby certify that DENNIS ROBIN PEDERSEN & WIFE PATRICIA J. PEDERSEN, 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 12TH day of JULY, 2000.

My commission expires: 2/23/2003

Elizabeth Leigh Tidwell
Notary Public

STATE OF ALABAMA
COUNTY OF

I, _____, a Notary Public in and for said County, in said State hereby certify that _____ of _____ a _____, 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 _____

My commission expires: _____

Notary Public

Inst # 2000-25184

07/27/2000-25184
10:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 76.00