

**MORTGAGE
MODIFICATION**

Inst # 2001-31454

STATE OF ALABAMA }
COUNTY OF SHELBY }

07/27/2001-31454
03:31 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 144.50
Account No. 72-828838

THIS AGREEMENT of Modification made and entered into by and between **Jeff Falkner and Janice M. Falkner, husband and wife**, (hereinafter referred to as "Borrower") and First National Bank of Shelby County (hereinafter referred to as FNBSC), on this the 26th day of July, 2001.

W I T N E S S E T H :

WHEREAS, Borrower, on the 18th day of May, 2001, executed to FNBSC a Note in the principal sum of \$1,300,000.00, ("Note"), which Note is secured by a mortgage conveying certain property situated in Shelby County, Alabama, which mortgage is recorded in the Probate Office of said County, **Instrument Number 2001-20294** in said Probate Office, ("Mortgage"), reference being hereby made to the Mortgage for a particular description of the Note and the description of the property securing the payment of the Note (the "Mortgage Property") and

WHEREAS, there are no liens or encumbrances against the Mortgage Property, or judgments against the Borrower, and

WHEREAS, the amount due under the Note and Mortgage is \$1,300,000.00. As of this date, the sum of \$1,300,000.00 has been advanced out of total amount available and

WHEREAS, the Borrower has requested to increase said amount from \$1,300,000.00 to \$1,385,000.00, (**an increase of \$ 85,000.00**) and

WHEREAS, Borrower is desirous of paying the balance of the Note and Mortgage in accordance with a loan plan of FNBSC, and the rules and regulations governing same;

NOW, THEREFORE, in consideration of the mutual benefits to flow to each of the parties hereto, the undersigned hereby agree and covenant as follows, viz:

1. The Borrower agrees to pay the Indebtedness secured by the Mortgage in the amount of \$1,385,000.00 in accordance with the following loan plan of FNBSC.

(a) Interest shall continue to accrue on the amount of the unpaid principal at the rate of Wall Street Journal Prime (currently 6.75%) and shall be due monthly with the next payment being August 18, 2001.

(b) The entire principal and any unpaid interest thereon shall be due and payable on the 18th day of November, 2001.

2. The Mortgage will secure the advance as a valid first lien against the Mortgage Property.
3. Except as modified by this Agreement, all conditions, terms, obligations, agreements and stipulations made in the Mortgage and Note shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, in duplicate, on the date and year first hereinabove written.

Jeff Falkner
Jeff Falkner

Janice M. Falkner
Janice M. Falkner

FIRST NATIONAL BANK OF SHELBY COUNTY

By: William R. Justice
William R. Justice
as its: In-House Attorney

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that William R. Justice whose name as In House Attorney for First National Bank of Shelby County, 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 instrument, he, as such In House Attorney and with full authority, executed the same voluntarily for and as the act of said Bank.

Given under my hand and official seal this 26th day of July, 2001.

Francis T. Sammons
Notary Public

My Commission Expires: 5-24-04

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Jeff Falkner and Janice M. Falkner, husband and wife, 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 said instrument, they executed the same voluntarily.

Given under my hand and official seal this 26th day of July, 2001.

Judy R. Davis
Notary Public
My Commission Expires: 7/3/2002

First National Bank of Shelby County
P. O. Box 977
Columbiana, AL 35051

Inst # 2001-31454

2

07/27/2001-31454
03:31 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 144.50