

LOAN NO. 1013122

[Space Above This Line For Recording Data]

LOAN MODIFICATION AGREEMENT

(Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 13TH day of JANUARY, 2003, between

CATHY J. JONES, A SINGLE WOMAN

("Borrower") and

FIRST FEDERAL OF THE SOUTH

("Lender"), amends and supplements

(1) the Mortgage, Deed of Trust or Deed to Secure Debt (the "Security Instrument"), dated JUNE 5, 1989
and recorded in Book or Liber 242, at page(s) 283, of the JUDGE OF PROBATE Records of
SHELBY COUNTY, ALABAMA, and (2) the Note bearing the same date as, and secured by, the Security

Instrument, which covers the real and personal property described in the Security Instrument and defined therein as the "Property",
located at "THE CUT-OFF ROAD", P.O. BOX 264, SHELBY, ALABAMA 35143,

the real property described being set forth as follows:

THE PART OF THE W1/2 OF THE SE 1/4 OF NW 1/4 OF SECTION 2, TOWNSHIP 24, RANGE 14 EAST,
SHELBY COUNTY, WHICH LIES EAST OF THE CHERT ROAD EXTENDING EASTERLY FROM SHELBY
COUNTY HIGHWAY NO. 86, SAID ROAD KNOWN AS "THE CUT-OFF ROAD", CONTAINING 1 1/2 ACRES,
MORE OR LESS.

SUBJECT OT EASEMENTS AND RIGHTS OF WAY OF RECORD.

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything
to the contrary contained in the Note or Security Instrument):

1. As of JANUARY 10, 2003, the amount payable under the Note and the Security Instrument (the "Unpaid Principal
Balance") is U.S. \$ 4,114.42, consisting of the amount(s) loaned to the Borrower by the Lender and any interest
capitalized to date.

2. The Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of the Lender. Interest will be
charged on the Unpaid Principal Balance at the yearly rate of 5.75 %, from JANUARY 9, 2003.
The Borrower promises to make monthly payments of principal and interest of U.S. \$ 45.16, beginning on the
9TH day of JANUARY, 2003, and continuing thereafter on the same day of each succeeding
month until principal and interest are paid in full. If on DECEMBER 9, 2012 (the "Maturity Date"), the Borrower
still owes amounts under the Note and the Security Instrument, as amended by this Agreement, the Borrower will pay these
amounts in full on the Maturity Date.

The Borrower will make such payments at 102 5TH STREET NORTH, CLANTON, AL 35045
or at such other place as the Lender may require.

3. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in the Borrower is sold or
transferred and the Borrower is not a natural person) without the Lender's prior written consent, the Lender may, at its option,
require immediate payment in full of all sums secured by this Security Instrument.

If the Lender exercises this option, the Lender shall give the Borrower notice of acceleration. The notice shall provide a
period of not less than 30 days from the date the notice is delivered or mailed within which the Borrower must pay all sums
secured by this Security Instrument. If the Borrower fails to pay these sums prior to the expiration of this period, the Lender
may invoke any remedies permitted by this Security Instrument without further notice or demand on the Borrower.

4. The Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including
without limitation, the Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments,
escrow items, impounds, and all other payments that the Borrower is obligated to make under the Security Instrument;
however, the following terms and provisions are forever canceled, null and void, as of the date specified in paragraph No. 1
above:

- (a) all terms and provisions of the Note and Security Instrument (if any) providing for, implementing, or relating to, any change or adjustment in the rate of interest payable under the Note; and
- (b) all terms and provisions of any adjustable rate rider or other instrument or document that is affixed to, wholly or partially incorporated into, or is part of, the Note and Security Instrument and that contains any such terms and provisions as those referred to in (a) above.
5. Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Security Instrument. Except as otherwise specifically provided in this Agreement, the Note and Security Instrument will remain unchanged, and the Borrower and Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Agreement.

The undersigned borrower(s) acknowledge(s) receipt of a copy of this instrument.

WITNESSES:

MORTGAGOR:

_____(Seal)

Cathy J Jones (Seal)
Borrower CATHY J JONES

_____(Seal)

_____(Seal)
Borrower

20030204000064880 Pg 2/2 15:00
Shelby Cnty Judge of Probate, AL
02/04/2003 08:43:00 FILED/CERTIFIED

STATE OF ALABAMA

COUNTY OF

} ss:

On this 13 day of January 2003, this agreement was acknowledged before me by CATHY J JONES
A SINGLE WOMAN

Pam K New
Notary Public

Chilton County, Alabama

My Commission Expires: 5-9-04

WITNESSES:

MORTGAGEE:

BY: _____

ITS: _____

STATE OF

COUNTY OF

} ss:

On this _____ day of _____, before a Notary Public in and for said County, personally appeared _____ the _____, of _____ and acknowledged the foregoing agreement on behalf of said Bank.

THIS INSTRUMENT DRAFTED BY: _____
Notary Public

_____ County, _____

My Commission Expires: _____

Prepared By and Return To:

First Federal of the South
126 North Norton Avenue
Sylacauga, AL 35150