

This instrument was prepared by

First National Bank of Shelby County (name)

Columbiana, AL 35051 (address)

_____ State of Alabama _____ Space Above This Line For Recording Data _____

MODIFICATION OF MORTGAGE

DATE AND PARTIES. The date of this Real Estate Modification (Modification) is 06-17-2003.
The parties and their addresses are:

MORTGAGOR: Ronnie Morton, married
4922 Stonehenge Rd.
Birmingham, AL 35242

LENDER: First National Bank of Shelby County
Organized and existing under the laws of the United States of America
P.O. Box 977
Columbiana, AL 35051

BACKGROUND. Mortgagor and Lender entered into a Security Instrument dated 04-23-2001 and recorded on 04-24-2001. The Security Instrument was recorded in the records of Shelby County, Alabama at Instrument Number 2001-16035.
The property is located in Shelby County at Lot 7 Old Town Office Park, Helena, AL 35080.

Described as:

Property being described on Exhibit "A" attached hereto and made part and parcel hereof and incorporated by reference as fully as if set out herein, which said Exhibit is signed for the purpose of identification.

The property described on attached Exhibit "A" does not constitute any portion of the homestead of the mortgagor nor that of his/her spouse.

FNBSC

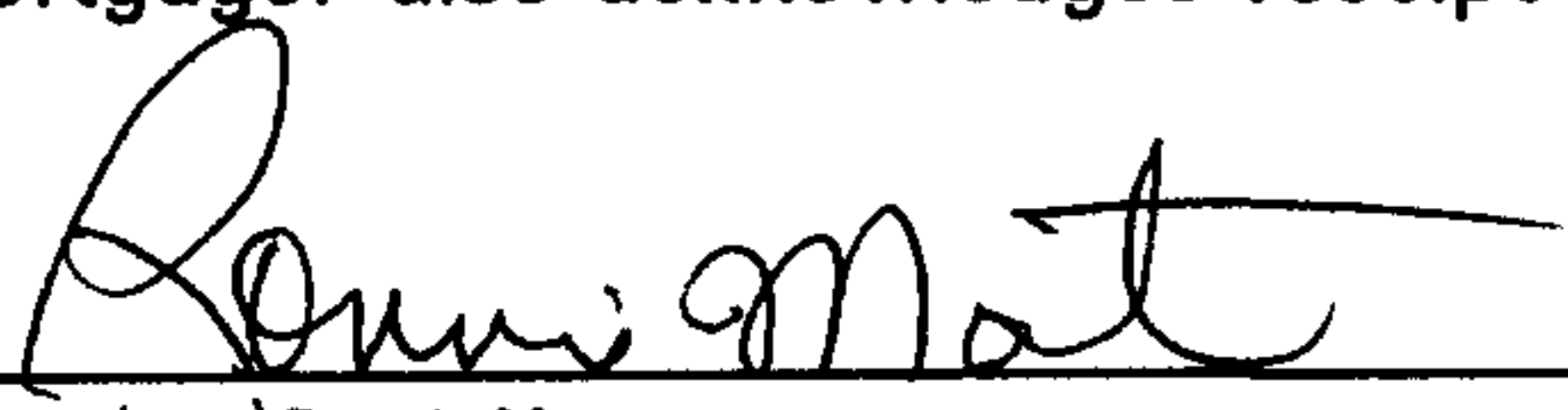
MODIFICATION. For value received, Mortgagor and Lender agree to modify the original Security Instrument. Mortgagor and Lender agree that this Modification continues the effectiveness of the original Security Instrument. The Security Instrument was given to secure the original debts and obligations (whether identified as Secured Debts, Sums Secured, or otherwise) that now have been modified. Together with this Modification, the Security Instrument now secures the following debts and all extensions, renewals, refinancings, modifications and replacements. *(Include items such as borrower's name, note or contract amounts, interest rates (whether variable), maturity dates, etc.)*

☒ **MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by the Security Instrument at any one time will not exceed \$242,250.00 ☒ which is a \$57,250.00 ☒ increase ☐ decrease in the total principal amount secured. This limitation of amount does not include interest and other fees and charges validly made pursuant to the Security Instrument. Also, this limitation does not apply to advances made under the terms of the Security Instrument to protect Lender's security and to perform any of the covenants contained in the Security Instrument.

WARRANTY OF TITLE. Mortgagor warrants that Mortgagor is or will be lawfully seized of the estate conveyed by the Security Instrument and has the right to grant, bargain, convey, sell, and mortgage the property. Mortgagor also warrants that such same property is unencumbered, except for encumbrances of record.

CONTINUATION OF TERMS. Except as specifically amended in this Modification, all terms of the Security Instrument remain in effect.

SIGNATURES: By signing below, Mortgagor agrees to the terms and covenants contained in this Modification. Mortgagor also acknowledges receipt of a copy of the Modification.

 _____ (Signature) Ronnie Morton (Date) _____ (Seal)	_____ (Signature) _____ (Date) _____ (Seal)
_____ (Signature) _____ (Date) _____ (Seal)	_____ (Signature) _____ (Date) _____ (Seal)
_____ (Signature) _____ (Date) _____ (Seal)	_____ (Signature) _____ (Date) _____ (Seal)
_____ (Witness as to all signatures)	_____ (Witness as to all signatures)

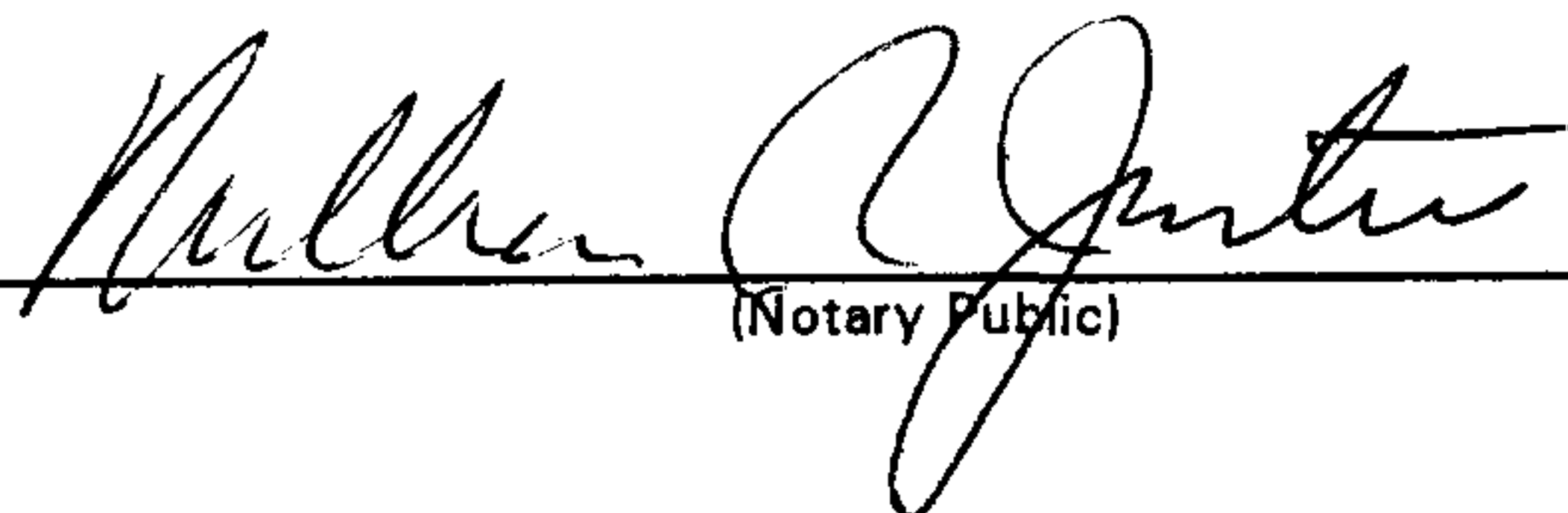
ACKNOWLEDGMENT:

STATE OF Alabama, COUNTY OF Shelby } ss.
(Individual) I, a notary public, hereby certify that Ronnie Morton, married

whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 17th day of June, 2003.

My commission expires: 9/12/03



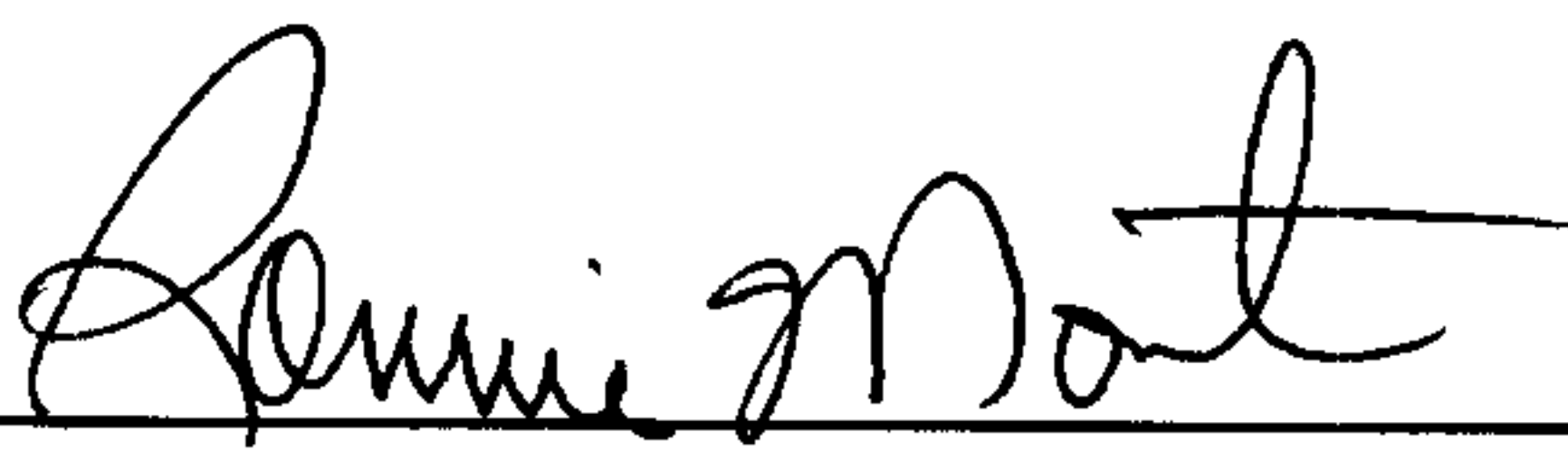


(Notary Public)

EXHIBIT A

Commence at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama; thence South 56 degrees 53 minutes 17 seconds East, a distance of 393.87 feet to the point of intersection of the Southerly right-of-way line of CSX Railroad (100 feet R.O.W.) with the Easterly right-of-way line of Alabama Highway No. 261 (80 feet R.O.W.), said point also being the beginning of curve to the right having a central angle 06 degrees 06 minutes 34 seconds, a radius of 1,472.69 feet and subtended by a chord which bears South 2 degrees 06 minutes 28 seconds West a chord distance of 156.96 feet; thence along said curve along said Highway 261 right of way line a distance of 157.03 feet to the end of said curve, thence South 07 degrees 31 minutes 01 seconds West and continuing along said right-of-way line, a distance of 46.44 feet; thence South 83 degrees 44 minutes 25 seconds East and leaving said right-of-way line, a distance of 135.78 feet; thence South 06 degrees 15 minutes 35 seconds West a distance of 84.00 feet; thence South 83 degrees 44 minutes 25 seconds East, a distance of 10.00 feet; thence South 77 degrees 14 minutes 54 seconds East, a distance of 99.48 feet to the point of beginning; thence South 72 degrees 13 minutes 03 seconds East, a distance of 50.00 feet; thence North 17 degrees 46 minutes 57 seconds East, a distance of 25.00 feet; thence North 72 degrees 13 minutes 03 seconds West, a distance of 50.00 feet; thence South 17 degrees 46 minutes 57 seconds West, a distance of 25.00 feet to the point of beginning.

SIGNED FOR IDENTIFICATION:



Ronnie Morton