



20030805000508410 Pg 1/3 901.55
Shelby Cnty Judge of Probate, AL
08/05/2003 12:41:00 FILED/CERTIFIED

5-89.618.27

WHEN RECORDED MAIL TO:

REGIONS BANK
CORPORATE LOANS
417 NORTH 20TH STREET
BIRMINGHAM, AL 35203

2 0 0 3 1 1 / 0 1 3 1

003-5361001-9025

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE



DOC48000000053610019025000000

THIS MODIFICATION OF MORTGAGE dated July 7, 2003, is made and executed between SAGINAW PIPE COMPANY INC, whose address is PO BOX 8, SAGINAW, AL 35137-0008; A CORPORATION (referred to below as "Grantor") and REGIONS BANK, whose address is 417 NORTH 20TH STREET, BIRMINGHAM, AL 35203 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated February 27, 2001 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

recorded on 3/01/2001 in the Office of the Judge of Probate, Instrument# 2001-07066.

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

See Exhibit "A", which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 1578 Highway 31 South, Alabaster, AL 35007.

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

Principal Increase from \$1,736,381.73 to \$2,326,000.00.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. 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 endorers 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.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JULY 7, 2003.

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:

SAGINAW PIPE COMPANY INC

By: Burt A. [Signature] (Seal)
Authorized Signer for SAGINAW PIPE COMPANY
INC

LENDER:

X RAM [Signature] (Seal)
Authorized Signer

This Modification of Mortgage prepared by:

Name: Robin J Woodard
Address: 417 NORTH 20TH STREET
City, State, ZIP: BIRMINGHAM, AL 35203

MODIFICATION OF MORTGAGE
(Continued)

Loan No: 53610019025

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CORPORATE ACKNOWLEDGMENT

STATE OF ALABAMA)
) SS
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that SAGINAW PIPE CO. INC.

a corporation, is/are signed to the foregoing Modification and who is/are known to me, acknowledged before me on this day that, being informed of the contents of said Modification of Mortgage, he or she/they, as such officer(s) and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 7th day of JULY, 2003.

My commission expires 

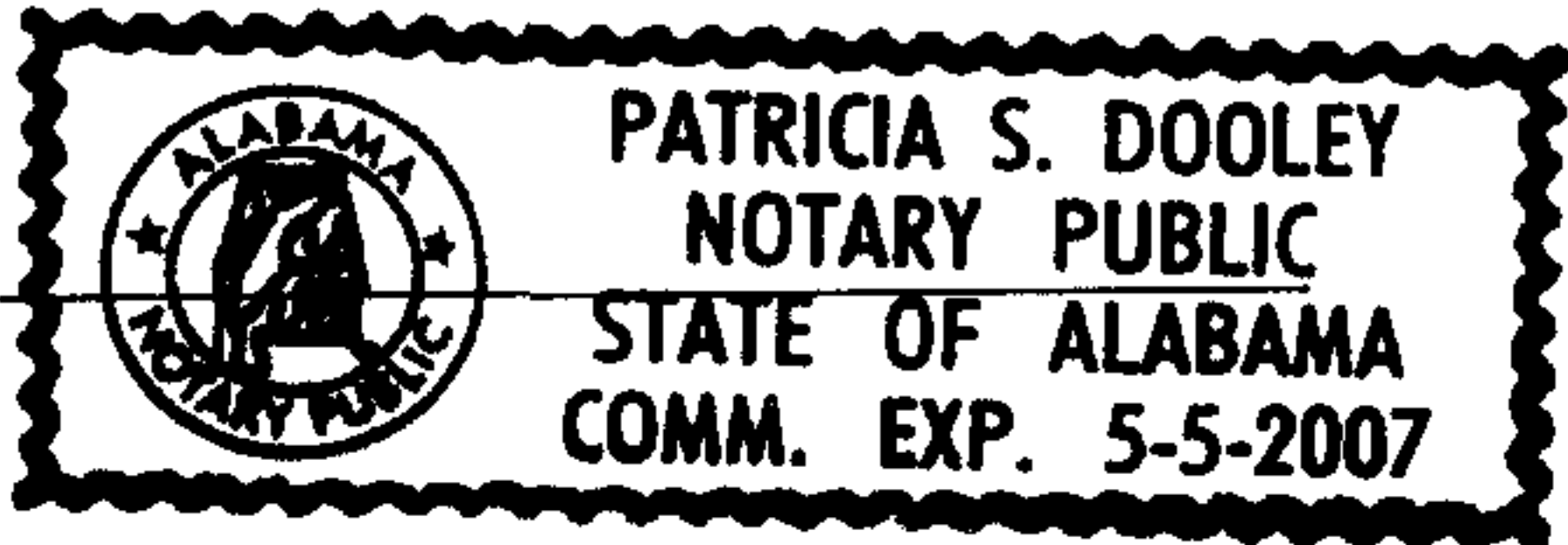
Patricia S. Dooley
Notary Public

LENDER ACKNOWLEDGMENT

STATE OF ALABAMA)
) SS
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that REGIONS BANK
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 7th day of JULY, 2003.

My commission expires 

Patricia S. Dooley
Notary Public

EXHIBIT "A"

20030805000508410 Pg 3/3 901.55
Shelby Cnty Judge of Probate, AL
08/05/2003 12:41:00 FILED/CERTIFIED

Parcel I

A parcel of land located in the SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4, all in Section 20, Township 21 South, Range 2 West, more particularly described as follows: Commence at the SW corner of said SW 1/4 of NE 1/4, thence 79 deg. 55 min. 37 sec. right from the Westerly line of said SW 1/4 of the NE 1/4 in a Northeasterly direction a distance of 18.20 feet to the point of beginning; thence continue along last described course, a distance of 1077.15 feet to a point on the Southwesterly right of way line of U. S. Highway 31 South; thence 73 deg. 47 min. 37 sec. right in a Southeasterly direction along said right of way line a distance of 388.62 feet to the beginning of a curve to the right, having a radius of 2814.93 feet; thence in a Southeasterly direction along said curve and right of way line, a distance of 288.00 feet; thence 104 deg. 30 min. right from chord of last described course, in a Southwesterly direction a distance of 439.64 feet; thence 57 deg. 02 min. left in a Southwesterly direction a distance of 358.50 feet; thence 64 deg. 40 min. 40 sec. right in a Westerly direction a distance of 748.42 feet; thence 90 deg. right in a Northerly direction a distance of 835.10 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II

A parcel of land located in the NW 1/4 of the SE 1/4 of Section 20, Township 21 South, Range 2 West, more particularly described as follows: Commence at the Northwest corner of said 1/4 1/4 Section; thence 79 deg. 55 min. 37 sec. right from the Westerly line of said 1/4 1/4 Section, in a Northeasterly direction a distance of 18.20 feet; thence 98 deg. 52 min. 07 sec. right in a Southerly direction, a distance of 835.10 feet to the point of beginning; thence continue along last described course a distance of 170.00 feet; thence 90 deg. left in an Easterly direction a distance of 748.42 feet; thence 90 deg. left in a Northerly direction a distance of 170.00 feet; thence 90 deg. left in a Westerly direction a distance of 748.42 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel III

A parcel of land located in the Southeast 1/4 of the Northwest 1/4, Southwest 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4, all in Section 20, Township 21 South, Range 2 West, more particularly described as follows:

Commence at the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 20, Township 21 South, Range 2 West; thence in a northerly direction along the westerly line of said 1/4 - 1/4 section, a distance of 532.12 feet; thence 87 degrees 41 minutes 15 seconds right, in an easterly direction, a distance of 22.35 feet to the point of beginning; thence continue along the last described course, a distance of 971.20 feet; thence 8 degrees 25 minutes 15 seconds left, in a northeasterly direction, a distance of 678.22 feet; thence 105 degrees 38 minutes 49 seconds left, in a northwesterly direction, a distance of 336.46 feet; thence 97 degrees 49 minutes 32 seconds right, in a northeasterly direction, a distance of 425.07 feet to the southwesterly right of way line of U.S. Highway 31 South, said point being on a curve, having a radius of 1254.02 feet; thence 104 degrees 25 minutes 48 seconds left to the tangent of said curve, in a northwesterly direction along said curve to the left and along said right of way line, a distance of 463.24 feet to the end of said curve; thence in a northwesterly direction along a line tangent to said curve, a distance of 123.58 feet; thence 89 degrees 18 minutes 59 seconds left, in a southwesterly direction, a distance of 283.90 feet; thence 37 degrees 29 minutes 30 seconds left, in a southerly direction, a distance of 328.30 feet; thence 83 degrees 08 minutes 05 seconds right, in a southwesterly direction, a distance of 487.91 feet; thence 0 degrees 19 minutes 48 seconds left, in a southwesterly direction, a distance of 830.49 feet; thence 83 degrees 41 minutes 24 seconds left, in a southerly direction, a distance of 295.50 feet to the point of beginning.

State of Alabama - Jefferson County

I certify this instrument filed on:

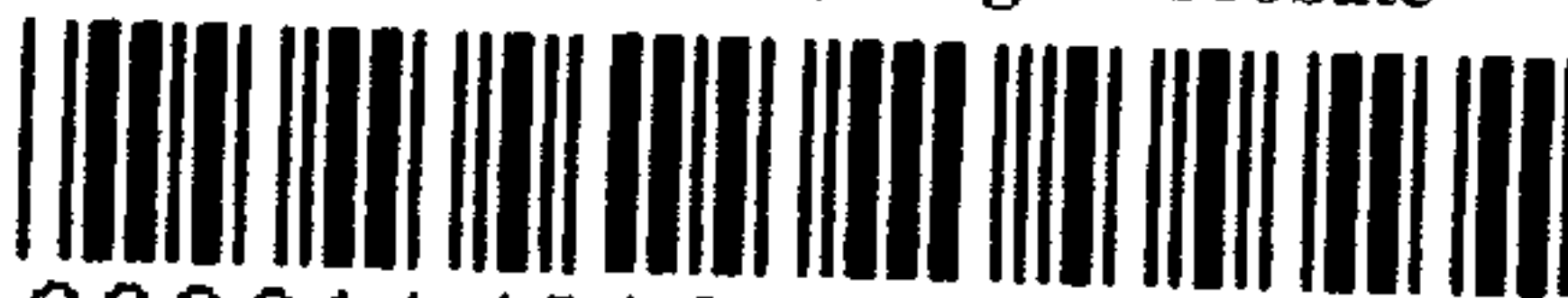
2003 JUL 18 A.M. 07:56

Recorded and \$ 884.55 Mtg. Tax

and \$ Deed Tax and Fee Amt.

\$ 9.50 Total \$ 894.05

MICHAEL F. BOLIN, Judge of Probate



200311/0131