

## SECOND AMENDMENT TO MORTGAGE

This Second Amendment made this 19<sup>th</sup> day of December, 2003, between **COMPASS BANK**, an Alabama banking corporation (the "Lender"), and **ARBOR HILLS, LLC**, an Alabama limited liability company (the "Borrower").

**WHEREAS**, in connection with a loan from Lender to Borrower in the principal amount of \$4,837,750.00 (the "Holding Loan"), Borrower executed and delivered to Lender, among other documents (collectively, the "Holding Loan Documents"), the following documents dated June 28, 2002: (i) Promissory Note in the amount of \$4,837,750.00 (the "Holding Loan Note"), (ii) Construction Loan Agreement (the "2002 Loan Agreement"); and (iii) Future Advance Mortgage, Assignment of Rents and Leases, and Security Agreement (Alabama), recorded at Instrument No. 20020701000308190, in the Probate Office of Shelby County, Alabama (the "Holding Loan Mortgage"); and

**WHEREAS**, as provided in the 2002 Loan Agreement, Lender made a second loan to Borrower in the amount of \$3,277,200.00 ("the Phase I Development Loan"), as evidenced by a Promissory Note in such amount, and secured by a Future Advance Mortgage, Assignment of Rents and Leases, and Security Agreement (Alabama), both dated as of October 31, 2002 and recorded at Instrument No. 20021106000550590, in the Probate Office of Shelby County, Alabama (the "Phase I Development Loan Mortgage"); and

**WHEREAS**, as provided in the Construction Loan Agreement between Borrower and Lender dated October 31, 2003, Lender is making an additional loan to Borrower in the amount of \$2,067,200.00 ("the Phase II Development Loan"), as evidenced by a Promissory Note in such amount, and secured by a Future Advance Mortgage, Assignment of Rents and Leases, and Security Agreement (Alabama), both dated as of the date hereof and recorded or to be recorded in the Probate Office of Shelby County, Alabama (the "Phase II Development Loan Mortgage"); and

**WHEREAS**, Lender and Borrower desire that the Holding Loan Mortgage and the Phase I Development Loan Mortgage also secure the Phase II Development Loan.

**NOW, THEREFORE**, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Borrower and Lender agree that the Holding Loan Mortgage is amended as follows:

1. The following paragraph hereby replaces the paragraph in the Holding Loan Mortgage which begins "This Mortgage is also given as Additional Security" which appears immediately before the paragraph on page 1 thereof which begins "**NOW, THEREFORE**,":

"This Mortgage is also given as Additional Security for that certain loan from Lender to Borrower in the principal amount of \$3,277,200.00, as evidenced by Promissory Note in such amount dated October 31, 2002, and secured by Mortgage of such date recorded at Instrument No. 20021106000550590, in the Probate Office of Shelby County, Alabama and that certain loan from Lender to

Cahaba Title, Inc.

*December*

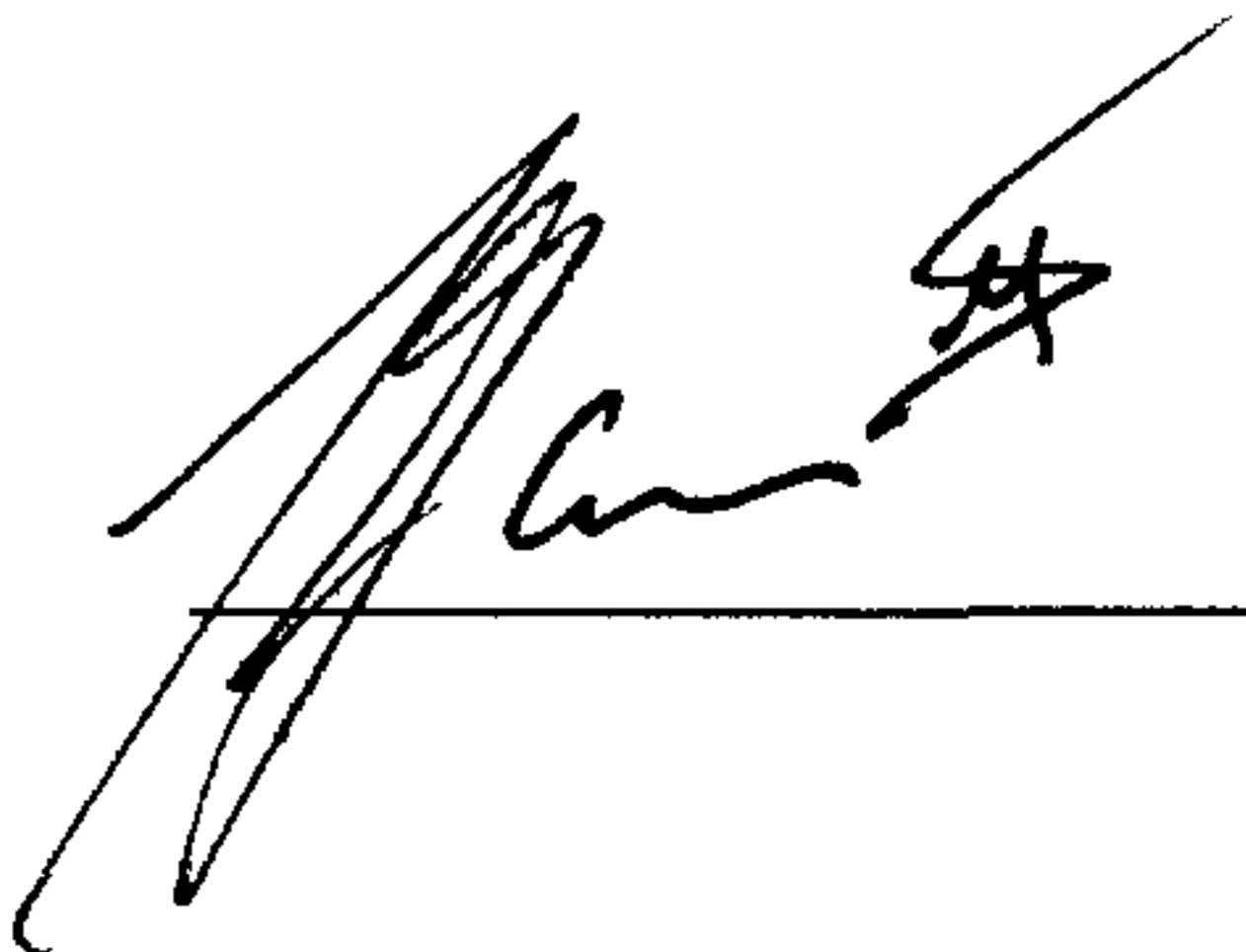
Borrower in the principal amount of \$2,067,200.00, as evidenced by Promissory Note in such amount dated ~~October~~ *19*, 2003, and secured by Mortgage of such date recorded at Instrument No. ~~X~~, in the Probate Office of Shelby County, Alabama. Such loan shall be deemed to be included within the term "Other Indebtedness" as used herein, and such Promissory Note and Mortgage shall be deemed to be included within the term "Other Indebtedness Instruments."

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2. Except as modified herein, all other terms and conditions of the Holding Loan, the Holding Loan Mortgage and the other Holding Loan Documents shall remain in full force and effect.


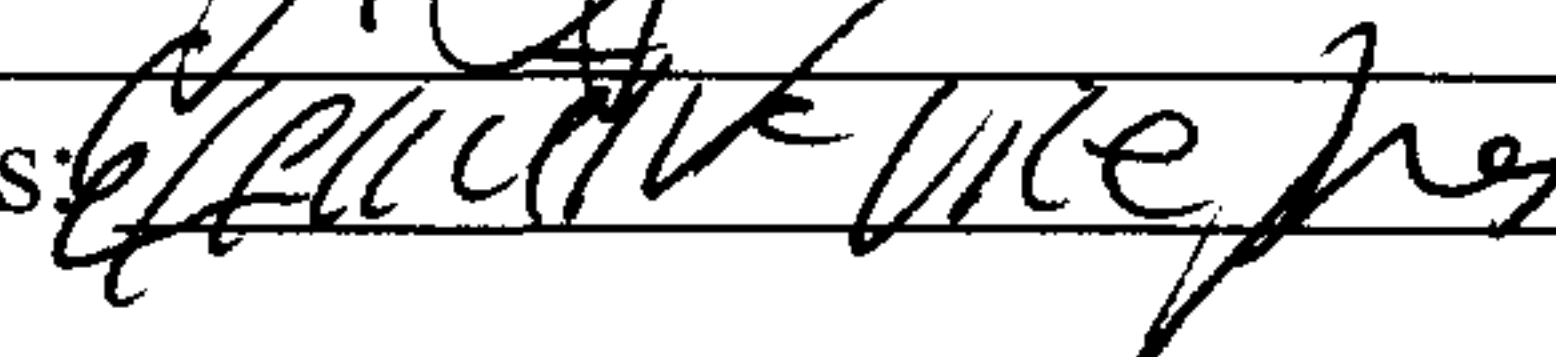
**IN WITNESS WHEREOF**, Borrower and Lender have caused this First Amendment to be executed as of the day and year first set forth above.

**WITNESS:**

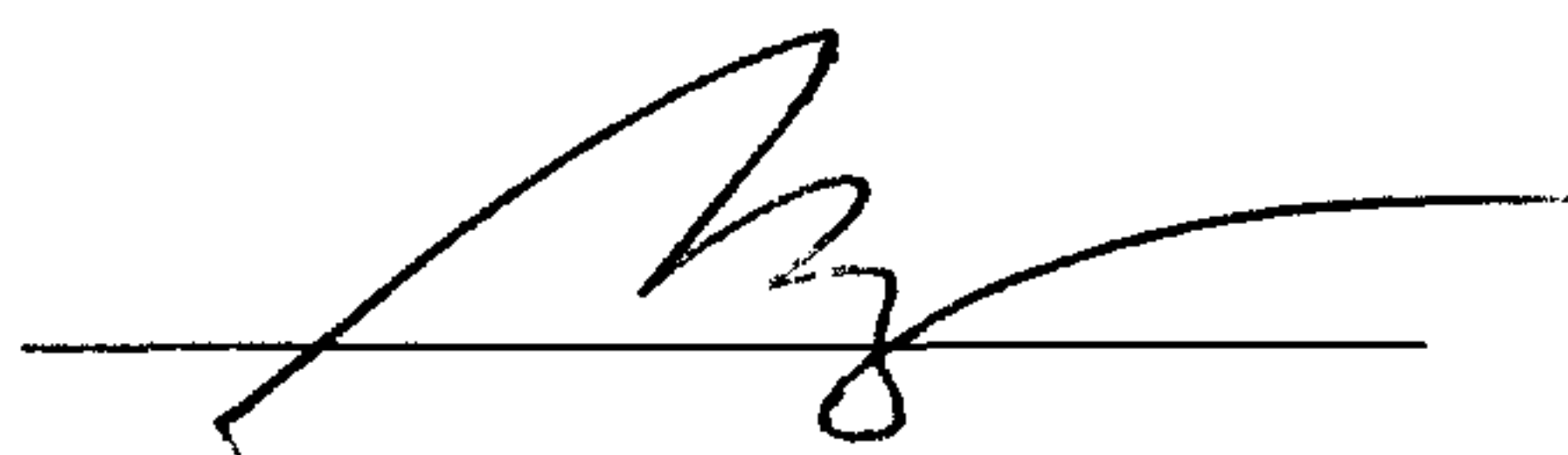
  
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**LENDER:**

**COMPASS BANK**

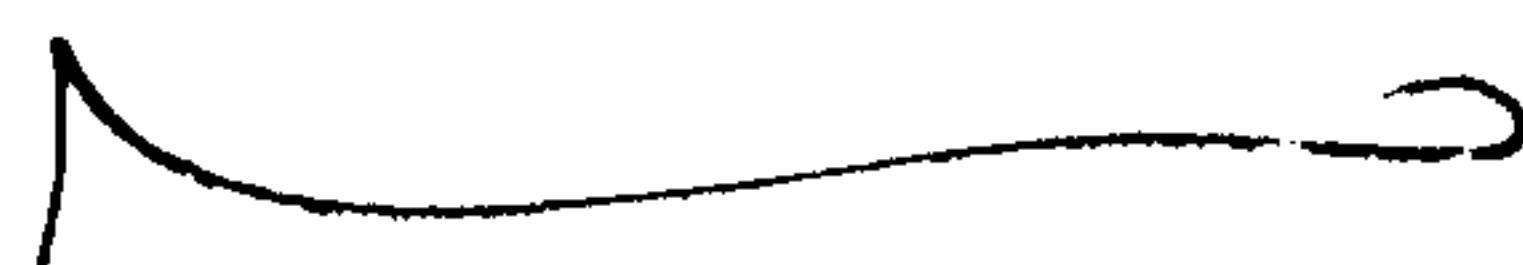
By:   
Its:   
\_\_\_\_\_

**WITNESS:**

A handwritten signature in black ink, consisting of a stylized 'A' followed by a cursive 'B' and a horizontal line extending to the right.

**BORROWER:**

**ARBOR HILLS, LLC,**  
an Alabama limited liability company

By:   
Its Manager



STATE OF ALABAMA

COUNTY OF SHELBY

I, Kathy H. Talley, a notary public in and for said county in said state, hereby certify that Alan C. Howard, whose name as Manager of **ARBOR HILLS, LLC**, an Alabama limited liability company, 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 such instrument, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 27<sup>th</sup> day of October, 2002.

Kathy H. Talley  
Notary Public

[ Notarial Seal ]

My Commission Expires: 5-8-07

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said county in said state, hereby certify that W. Neil Foy, whose name as E.V.P. of **COMPASS BANK**, an Alabama banking corporation, 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 such instrument, he, 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 15<sup>th</sup> day of December, 2003

Barbara Ann Moore  
Notary Public

[ Notarial Seal ]

My Commission Expires: 11-25-06