

#51.50

This document prepared by:  
Union State Bank  
Pell City, AL 35125  
  
STATE OF ALABAMA  
SHELBY COUNTY

*(Handwritten initials)*

**MORTGAGE MODIFICATION AGREEMENT**

This agreement is by and between Union State Bank ("Bank") and **Charles A Dixon, Jr. and wife, Melissa Belinda Dixon** "Borrower"). WHEREAS, Borrower is indebted to Bank as evidenced by a Note dated **09/02/04** ("Note"), and secured by a Mortgage on Real Property situated in, **Shelby County, Birmingham, Alabama**, such Mortgage being recorded in **Mortgage Instrument 20021028000530410** in the Office of the Judge of Probate, **Shelby County, Columbiana, Alabama** ("Mortgage"); and WHEREAS, Borrower and Bank desire to modify the terms of said Mortgage as set forth herein.

NOW, THEREFORE, for and in consideration of the premises, Borrower and Bank agree that the Mortgage is modified as follows:

**Mortgage dated 10/16/02 now modified from \$ 64,000.00 to \$91,000.00 in the name of Charles A Dixon, II and wife, Melissa B Dixon.**

Except as modified herein, all of the terms and conditions of the Mortgage shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed effective this \_\_\_\_\_ day of \_\_\_\_\_, **2004**.

**BORROWERS:**  
*(Signature of Charles A Dixon, II)*  
\_\_\_\_\_  
**CHARLES A DIXON, II**

*(Signature of Melissa B Dixon)*  
\_\_\_\_\_  
**MELISSA B DIXON**

**Lender: Union State Bank**  
  
**BY:** *(Signature of Reed Alexander, Jr)*  
\_\_\_\_\_  
**REED ALEXANDER, JR**  
**VP**

STATE OF ALABAMA  
**ST. CLAIR** COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charles A Dixon, II** Whose name(s) are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of this conveyance, executed the same voluntarily on the day the same bears date.  
Given under my hand and official seal this 2ND day of SEPTEMBER, **2004**.

My commission expires: \_\_\_\_\_ MY COMMISSION EXPIRES AUGUST 23, 2008 Notary Public *(Signature of Notary)*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Melissa B Dixon**, Whose name(s) are signed to the foregoing conveyance, and is known to me, Acknowledged before me on this day, that being informed of the contents of this conveyance, Given under my hand and official seal this 2ND day of SEPTEMBER, **2004**.

My commission expires: \_\_\_\_\_ MY COMMISSION EXPIRES AUGUST 23, 2008 Notary Public *(Signature of Notary)*

STATE OF ALABAMA  
**ST. CLAIR** COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Reed Alexander, Jr., Vice President** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of this conveyance, **he** as such **Officer**, and with full authority, executed the same voluntarily for and as the act of said corporatist.  
Given under my hand and official seal this 2ND day of SEPTEMBER, **2004**.

My commission expires: \_\_\_\_\_ MY COMMISSION EXPIRES AUGUST 23, 2008 Notary Public *(Signature of Notary)*