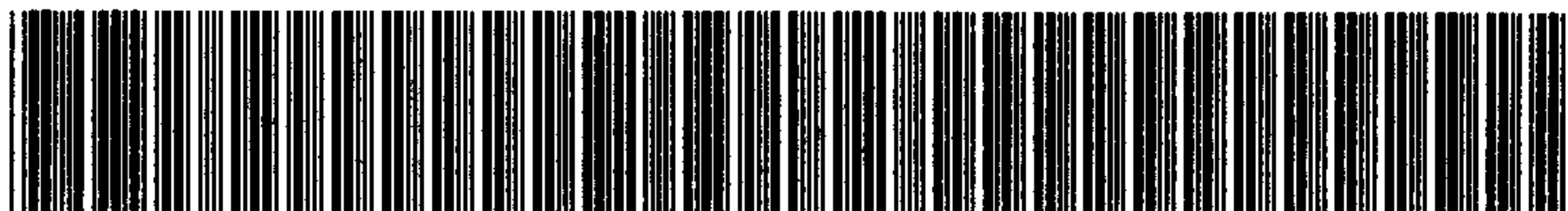


WHEN RECORDED MAIL TO:
REGIONS BANK
BIRMINGHAM RESIDENTIAL CONSTRUCTION
105 VULCAN BUILDING
4TH FLOOR
BIRMINGHAM, AL 35209

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

REGIONS SM
BANK
MODIFICATION OF MORTGAGE



DOC48000000348643440004000000

THIS MODIFICATION OF MORTGAGE dated January 4, 2005, is made and executed between **PENDER HOMEBUILDERS INC**, whose address is 240 GREENFIELD LANE, ALABASTER, AL 35007-3701; A CORPORATION (referred to below as "Grantor") and **REGIONS BANK**, whose address is 105 VULCAN BUILDING, 4TH FLOOR, BIRMINGHAM, AL 35209 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated April 6, 2004 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded date 04/23/2004 in Instrument #20040423000210880 with the Judge of Probate Office.

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

Lot 2-B, according to a Resurvey of Lot 2 Hargraves Hills, 1st sector, Phase 1, recorded in Map Book 27, page 60, in the Probate Office of Shelby County, Alabama.

The Real Property or its address is commonly known as 4586 South Shades Crest Road, Hoover, AL 35244.

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

Principal increase from \$292,500.00 to \$312,000.00.

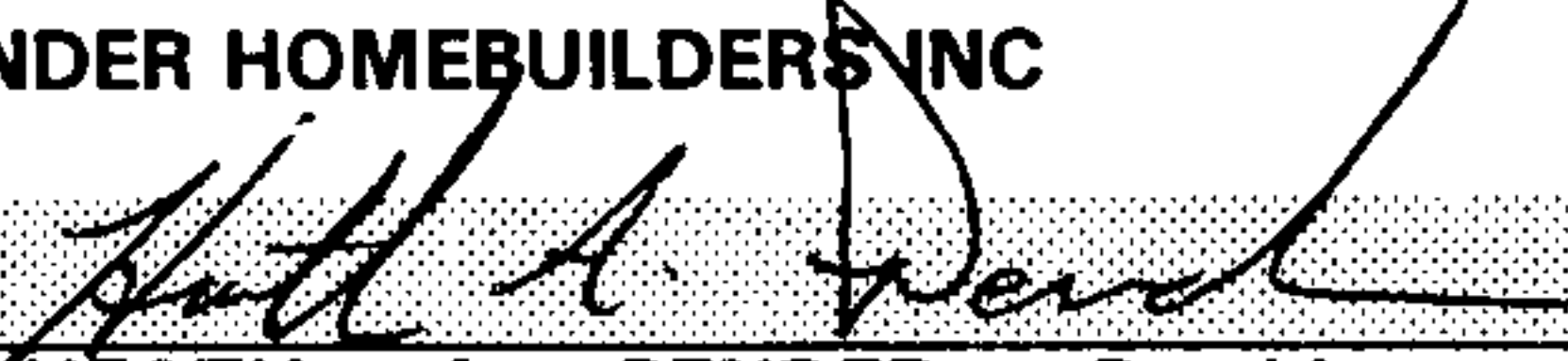
CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right 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 endorsers 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 JANUARY 4, 2005.

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.

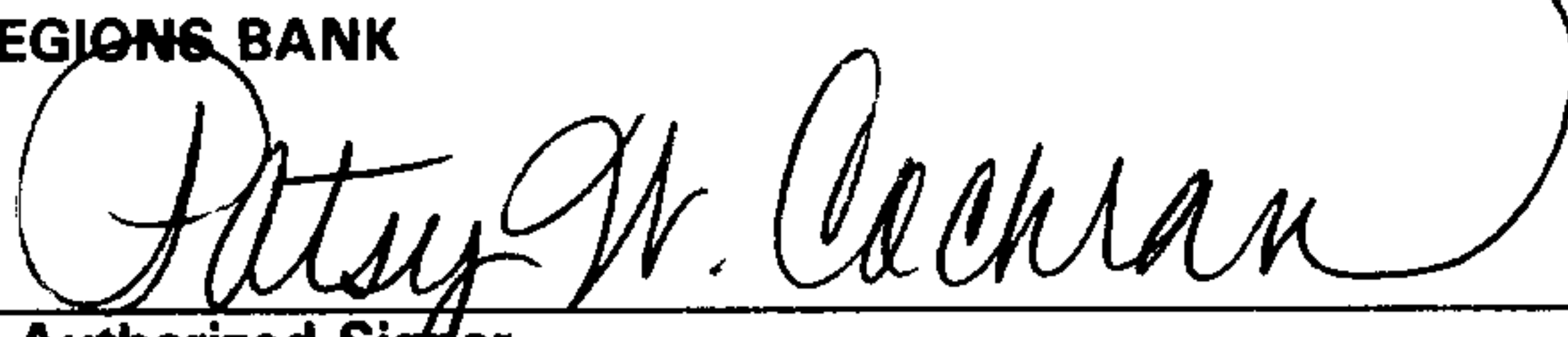
GRANTOR:

PENDER HOMEBUILDERS INC

By:  (Seal)
HEATH A PENDER, President of PENDER
HOMEBUILDERS INC

LENDER:

REGIONS BANK

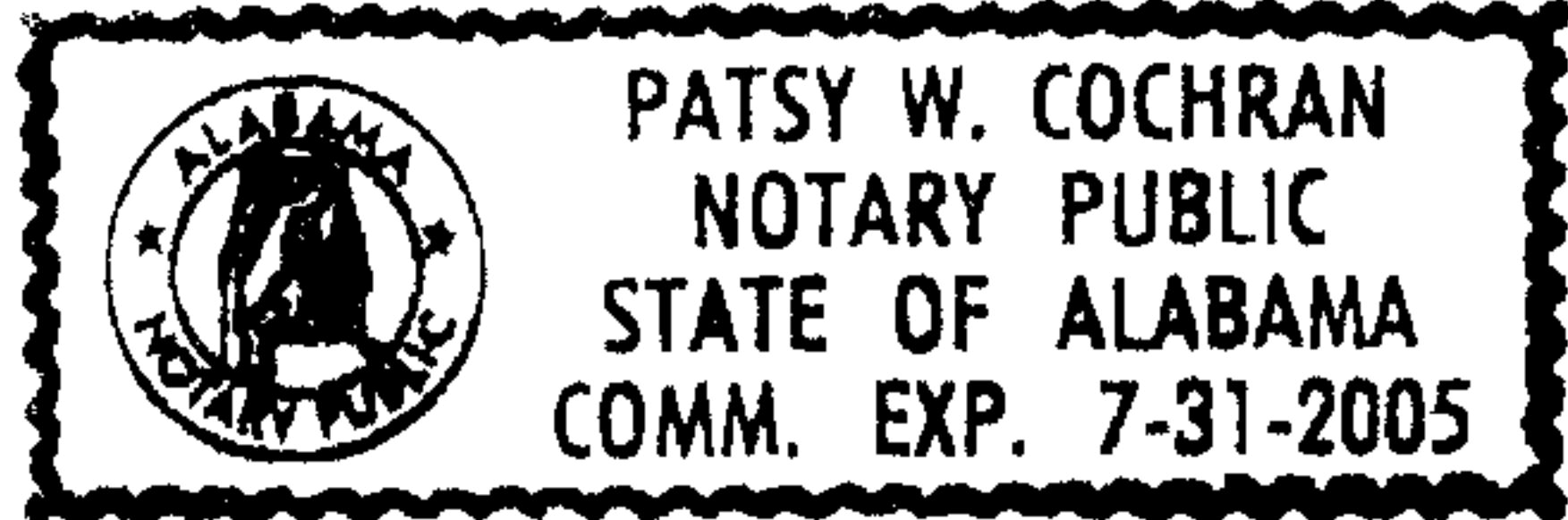
x  (Seal)
Authorized Signer

This Modification of Mortgage prepared by:

Name: Patsy Cochran
Address: 105 VULCAN BUILDING
City, State, ZIP: BIRMINGHAM, AL 35209

CORPORATE ACKNOWLEDGMENT

STATE OF Alabama)
COUNTY OF Jefferson) SS)



I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **HEATH A PENDER, President of PENDER HOMEBUILDERS INC**, 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 4th day of January, 2005.
Patsy W. Cochran
Notary Public
My commission expires 7-31-05

LENDER ACKNOWLEDGMENT

STATE OF Alabama)
COUNTY OF Jefferson) SS)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Patsy Cochran/Loan Officer / 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 4th day of January, 2005.
HA Hosmer
Notary Public
My commission expires 4-7-8