

MORTGAGE MODIFICATION AGREEMENT

Loan Account Number: 15231

THIS MORTGAGE MODIFICATION AGREEMENT is made this 17th day of June, 2005, by and between James A. Watkins and wife, Amy E. Watkins hereinafter the "Mortgagor(s)") and Covenant Bank (hereinafter the "Lender").

WITNESSETH:

WHEREAS, on 11/15/2004, Mortgagor(s) executed and delivered to Lender a Real Estate Mortgage (hereinafter the "Mortgage") in the amount of \$ 423,000.00, and filed for record 11/17/2004 in Instrument #20041117000632550, in the Probate Office of Shelby County, AL; and

WHEREAS, Mortgagor(s) have requested and Lender has agreed to modify certain provisions of said Mortgage in the manner set forth herein below;

NOW, THEREFORE, it is hereby agreed by and between the Mortgagor(s) and the Lender that commencing with the date of this agreement of terms and provisions of said "Mortgage" are amended as follows:

MAXIMUM OBLIGATION LIMIT. The total principal amount secured by this Security Instrument at any one time shall not exceed \$520,000.00.

Except as herein modified, all other provisions and terms of the Mortgage shall remain in full force and effect and is hereby ratified and affirmed in all respects by the Mortgagor(s). Mortgagor(s), by these present, do hereby aver and confirm that they have no defenses or offsets with respect to Mortgagor(s) obligations pursuant to the Mortgage as is herein modified.

IN WITNESS WHEREOF, Mortgagor(s) and Lender have executed this Mortgage Modification Agreement as of the month, day and year first set forth herein above.

MORTGAGOR(S)

BY: 

James A. Watkins

BY: 

Amy E. Watkins

COVENANT BANK

BY: 

ITS: Vice Pres/Commercial Lending

STATE OF ALABAMA
COUNTY OF

I, the undersigned, a Notary Public in and for said County and said State, hereby certify that James A. Watkins and wife, Amy E. Watkins, whose names are signed to the foregoing Mortgage Modification Agreement, and who are known to me, acknowledged before me on this day that, being fully informed of the contents of said agreement, being executed the same voluntarily on the day the same bears date.

Given under my hand and seal this, the 17th day of June, 2005.

Notary Public

My commission expires: 11-26-07

STATE OF ALABAMA
COUNTY OF

I, April C Price, a Notary Public in and for said county and in said state, hereby certify that Jeffrey J. Jackson, whose name as Vice President of Covenant Bank, a corporation signed the foregoing agreement and who is known to me, acknowledged before me on this day that, being informed of the contents of the agreement, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this, the 17th day of June, 2005.

Notary Public

My commission expires: 11-26-07



20050629000324800 3/3 \$162.50
Shelby Cnty Judge of Probate, AL
06/29/2005 03:46:02PM FILED/CERT

Exhibit "A"

Lot 43A, according to the Final Plat of Stonegate Realty – Subdivision of Lots 41, 42, 43 and 44, as recorded in Map Book 32, page 108, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.