



20060126000043970 1/4 \$21.00
Shelby Cnty Judge of Probate, AL
01/26/2006 02:36:19PM FILED/CERT

PREPARED BY: P. Schuchert
RETURN TO: CREDU, VA9505
Wachovia Bank, National Association
816 Greenbrier Circle, Suite G, VA 9505
Chesapeake, VA 23320

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE is made January 19, 2006, by CHELSEA PARK HOMES, INC., whose address is 421 Office Park Drive, Birmingham, Alabama 35223, the Mortgagor under the Mortgage described below ("Mortgagor"), and delivered to WACHOVIA BANK, National Association, a national banking association, as successor by merger to SOUTHTRUST BANK, an Alabama Banking corporation, as Mortgagee (referred to herein as "Bank"), whose address is Birmingham, Alabama.

RECITALS

Bank is owner and holder of a certain Mortgage (the "Mortgage") dated October 14, 2004, recorded as Instrument No. 20041101000600080, of the public land records of the County of SHELBY, State of Alabama together with all extensions and modifications thereof whenever made.

Mortgagor has agreed to mortgage the property described in EXHIBIT A attached hereto and made part hereof (the "Property") to Bank as additional security for all obligations (the "Obligations") described in the Mortgage.

WITNESSETH:

In consideration of the foregoing premises Mortgagor and Bank hereby modify the Mortgage and any prior modifications thereof as follows:

Additional Property Encumbered by the Mortgage. "Loan Documents" and "Default" have the definitions set forth in the Mortgage.

Grantor conveys to Lender 1 Lot in Chelsea Park subdivision, Shelby County, Alabama as further described on the "Exhibit A" attached hereto and made part hereof (the "Property") to Bank as additional security for all obligations (the "Obligations") described in the Mortgage.



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NOW THEREFORE, and in consideration of these premises and for other consideration, Mortgagor does mortgage, grant , bargain, sell and and convey , with power of sale unto Bank, its successors and assigns, all of Mortgagor's right, title and interest now owned or hereafter acquired in and to Property, including all estates, rights, tenements, hereditaments, privileges easements, and appurtenances of any kind benefiting the Property, all means of access to and from the Property, whether public or private and all water and mineral rights.

The Property is subject to the terms of the Mortgage as fully as if the Property had been included in the description of the property subject to the Mortgage at the time execution of the Mortgage.

TO HAVE AND TO HOLD the Property and all the estate, right, title and interest, in law and in equity, of Mortgagor's in and to the Property unto Bank, its successors and assigns, forever.

Mortgagor WARRANTS AND REPRESENTS that Mortgagor is lawfully seized of the Property, that Mortgagor has the legal right to convey and encumber the same, and that the Property is free and clear of all liens and encumbrances. Mortgagor further warrants and will forever defend all and singular the Property and title thereto to Bank and Bank's successors and assigns, against the lawful claims of all persons whomsoever.

PROVIDED ALWAYS that if (i) all the Obligations (including without imitation, all termination payments and any other amounts due under or in connection with any swap agreements (as defined in 11 U.S.C. § 101) secured hereunder) are paid in full, (ii) each and every representation, warranty, agreement, covenant and condition of this Mortgage, and the other Loan Documents, are complied with and abided by, and (iii) any and all swap agreements (as defined in 11 U.S.C. § 101) secured hereunder have matured or been terminated, then this Mortgage and the estate hereby created shall cease and be null, void, and canceled of record.

Mortgage Confirmed. Mortgagor acknowledge(s) and agree(s) that the Mortgage and any prior modifications thereof, except as expressly modified by this Modification Agreement shall remain in full force and effect as originally executed and the terms of this Modification Agreement shall be part of the Mortgage.

Document Taxes and Other Charges. Mortgagor shall pay the full amount of any documentary stamp tax, intangible tax, interest, filing fees and penalties, if any, charged incident to the loan transaction and modification(s) described in or created by this Modification and the filing of this Agreement. If Mortgagor fails to pay the obligations under this paragraph, Bank may pay such obligations. Any amounts so paid by Bank shall bear interest at the default rate stated in the Note and shall be secured by the Mortgage.

IN WITNESS WHEREOF, Mortgagor and Bank have signed and sealed this instrument as of the day and year first above written.

Mortgagor
CHELSEA PARK HOMES, INC.

CORPORATE
SEAL

By: [Signature]
Name: Steven R. Chester, Title: Vice-President

Signed, sealed and delivered in presence of:

[Signature]
Witness

3595 Gendreau Parkway Ste. 350 B'ham, AL 35243
Address

Witness

Address

State of Alabama
County of Jefferson

Corporate Acknowledgment

I certify that before me appeared this day Steven R. Chester (Name), a person known to me, who after being sworn said he/she is Vice-President (Title) of CHELSEA PARK HOMES, INC., a Alabama corporation, and is duly authorized to act on behalf of said Corporation, that the seal affixed to the foregoing instrument is the seal of said Corporation and that said instrument was signed and sealed by him/her on behalf of said Corporation, and being informed of the contents thereof, acknowledged execution of the foregoing instrument on behalf of said Corporation.

Witness my hand and official seal, this 19 day of January, 2006.



[Signature], Notary Public
Charles D. Stewart, Jr.
(Printed Name of Notary)

My Commission Expires: 4-13-06

State of Alabama
County of Jefferson



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EXHIBIT A

Lot 4-62, according to the Map and Survey of Chelsea Park, 4th Sector, as recorded in Map Book 34, Page 147 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.