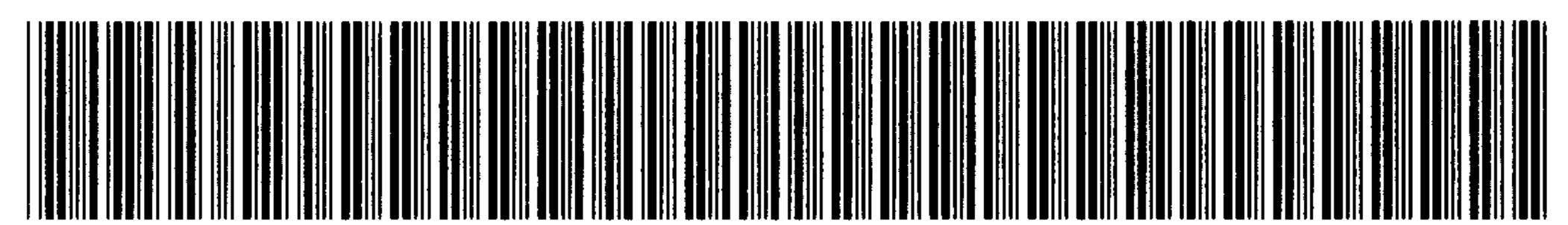
WHEN RECORDED MAIL TO:

Regions Loan Servicing Release P O Box 4897 Montgomery, AL 36103

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE



DOC48000002906904060008000000

THIS MODIFICATION OF MORTGAGE dated April 7, 2006, is made and executed between JOINER FLOORING INC, whose address is 2866 JOINER TOWN RD, COLUMBIANA, AL 35051-4000; A CORPORATION (referred to below as "Grantor") and REGIONS BANK, whose address is 2964 PELHAM PARKWAY, PELHAM, AL 35124 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated November 7, 2005 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

FILED 11/14/2005 INSTRUMENT #20051114000594460.

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

Lot 17, according to the Survey of Final Plat of Oaklyn Hills Phase 3, as recorded in Map Book 34, page 52, in the Probate Office of Shelby County, Alabama.

The Real Property or its address is commonly known as Lot 17 Rolling Hills Drive, Pelham, AL 35124.

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

INCREASE PRINCIPAL INDEBTEDNESS FROM \$195,000.00 TO \$217,500.00.

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 APRIL 7, 2006.

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:

JOINER FLOORING INC

By: (Seal)

ØLEN A JOINER President of JOINER FLOORING

LENDER:

INC

REGIÓNS BANK

Authorized \$igner

10 Dan

This Modification of Mortgage prepared by:

Name: KATHY NEELEY

(Seal)

Address: 2964 PELHAM PARKWAY City, State, ZIP: PELHAM, AL 35124

Page 2

MODIFICATION OF MORTGAGE (Continued)

CORPORATE	ACKNOWLEDGMENT	
STATE OF Clauteman)	20060413000173280 2/2 \$47.75 Shelby Cnty Judge of Probate,AL 04/13/2006 02:45:28PM FILED/CERT
COUNTY OF ARally) SS	
I, the undersigned authority, a Notary Public in and for said cour FLOORING INC , a corporation, is signed to the foregoing Modification informed of the contents of said Modification of Mortgage, he or said as the act of said corporation.	on and who is known to me, acknow	wledged before me on this day that, being
Given under my hand and official seal this	day of Colon	, 20 <u>C</u>
My commission expires <u>04-15-2009</u>	STAT	Notery Public KATHERYN H. NEELEY NOTARY PUBLIC TE AT LARGE - ALABAMA ission Expires 04-15-2009
LENDER ACKNOWLEDGMENT		
STATE OF Chabane		
) SS	
COUNTY OF Alle)	
Labora de veisone el escale esta entre el Mercens Dichelie in en el fere e el el encontro	·:	wan Chanahan Commoraial
I, the undersigned authority, a Notary Public in and for said county Relationship Mngr of Regions Bank a corporacknowledged before me on this day that, being informed of the confull authority, executed the same voluntarily for and as the act of same authority.	ation, is signed to the foregoing ontents of said Modification of Mort	Modification and who is known to me,
Given under my hand and official seal this	day of Cara	, 20 <u>06</u> .
My commission expires 04-15-2005	KATHERYN H. NEEL NOTARY PUBLIC STATE AT LARGE - ALA Commission Expires 04-1	

LASER PRO Lending, Ver. 5.30.00.004 Copr. Harland Financial Solutions, Inc. 1997, 2006. All Rights Reserved. - AL R:\CFI\LPL\G201.FC TR-238642 PR-BR01