


THIS INSTRUMENT PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, AL 35203


20070212000064360 1/3 \$168.00
Shelby Cnty Judge of Probate, AL
02/12/2007 11:13:19AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

MORTGAGE MODIFICATION AGREEMENT

This Agreement is by and between **Compass Bank** ("Bank") and **The Original Bill Street's Decorating Center, Inc.** ("Borrower").

WHEREAS, Borrower is indebted to Bank as evidenced by a Promissory Note dated April 9th, 1996; and secured by a Mortgage on real property situated in Shelby County, Alabama, such Mortgage being recorded in Instrument No. 1996-12097 in the office of the Judge of Probate, Shelby County, Alabama ("Mortgage"); and subsequently modified on September 11th, 2001 and recorded in Instrument No. 2001-40878 in the Office of the Judge of Probate, Shelby County, Alabama; 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 terms of the Loan are modified as follows:

< By increasing the outstanding mortgage amount from \$100,000.00 to \$200,000.00.

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 the 9th day of November, 2006.



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ATTEST

The Original Bill Street's Decorating Center, Inc.

By: Sarah B. Street
Its: President

ATTEST

COMPASS BANK

By: Shanna Buttram
Its: Assistant Relationship Manager

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sarah B. Street, whose names as President of The Original Bill Street's Decorating Center, Inc., a corporation, 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 such conveyance, 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 9 day of November, 2006.

Brenda J. Sollett
Notary Public
My commission expires: MY COMMISSION EXPIRES JULY 1, 2007



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STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Shanna Burtram, whose name as ARM of Compass Bank, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such officer, and with full authority, executed the same voluntarily, as an act of said Bank, acting in his/her capacity as aforesaid.

Given under my hand and official seal, this the 9th day of November, 2006.

Harothy H. McFarland
Notary Public

My Commission Expires: 5-23-09