

WHEN RECORDED MAIL TO:

Regions Bank P.O.Box 216 Pelham, AL. 35124

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MODIFICATION OF MORTGAGE



DOC48000002909727039001000000

THIS MODIFICATION OF MORTGAGE dated February 21, 2007, is made and executed between OAK MOUNTAIN REAL ESTATE LLC, whose address is 241 APPLEGATE TRACE, PELHAM, AL 35124-2945; A Limited Liability Company (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 January 20, 2004 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

RECORDED IN INSTRUMENT #20040216000079100.

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

Lot 20, according to the Final Plat of Lot 20, Clayton's Addition to Oak Mountain Business Park, second Sector, as recorded n Map Book 29, page 25, in the Probate office of Shelby County, Al.

The Real Property or its address is commonly known as 241 APPLEGATE TRACE, PELHAM, AL 35124-2945.

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

TO INCREASE PRINCIPAL AMOUNT FROM \$318,000.00 TO \$353,448.00.

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 FEBRUARY 21, 2007.

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:

OAK MOUNTAIN REAL ESTATE LLC

By: (Seal) WILLIAM ARNOLD JONES JR, Member of OAK

MOUNTAIN REAL ESTATE LC

LENDER:

REGIONS BANK

_(Seal)

This Modification of Mortgage prepared by:

Name: DOROTHY RICE

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

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Loan No: 02909727039001

MODIFICATION OF MORTGAGE (Continued)

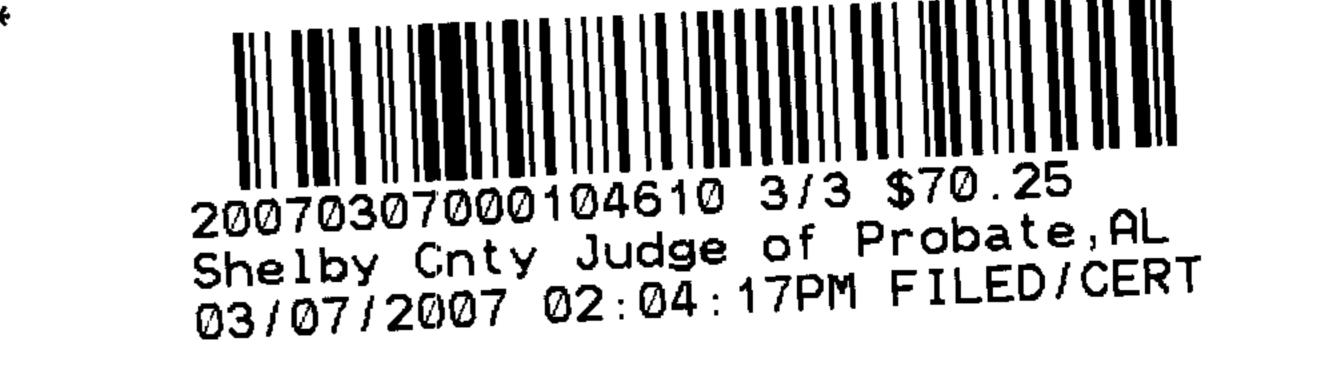
20070307000104610 2/3 \$70.25 Shelby Cnty Judge of Probate, AL 03/07/2007 02:04:17PM FILED/CERT

	LIMITED L	IABILITY COMPANY ACKNOW	LEDGMENT
STATE OF	Alabama)	
) SS	
COUNTY OF	Shelby)	
OAK MOUNTAIN before me on this	N REAL ESTATE LLC, a limited li	ability company, is signed to the foregoing Mo e contents of said Modification, he or she, as	tify that WILLIAM ARNOLD JONES JR, Member of odification and who is known to me, acknowledged such member and with full authority, executed the
Given under my hand and official seal this 21 day of FEBURMEY.			
			Notary Public
My commission expires $3/5/0/$			
		LENDER ACKNOWLEDGMEN	
STATE OF	Alabama		
	ALCID CILICI) SS	
COUNTY OF	She1by		
I, the undersigne	ed authority, a Notary Public in a	nd for said county in said state, hereby certify	y that <u>Regions Bank</u>
acknowledged b	ofore me on this day that being	a corporation, is signed to the formed of the contents of said Modification	pregoing Modification and who is known to me, or of Mortgage, he or she, as such officer and with
	ecuted the same voluntarily for	and as the act of said corporation.	<u> </u>
Given under my	hand and official seal this	21st February day of	<u> </u>
My commission	expires NOT	E L. BRÜNER ARY PUBLIC LARGE - ALABAMA on Expires 4-1-2009	Notary Public



DOC66200002909727039001000000

EXHIBIT "A"



This EXHIBIT "A" is attached to and by this reference is made a part of the Modification of Mortgage, dated February 21, 2007, and executed in connection with a loan or other financial accommodations between REGIONS BANK and OAK MOUNTAIN REAL ESTATE LLC.

REMINDER TO LENDER TO ADD LEGAL DESCRIPTION..

THIS EXHIBIT "A" IS EXECUTED ON FEBRUARY 21, 2007.

GRANTOR:

OAKIMOUNTAIN REAL ESTATE LLC

By: WILLIAM ARNOLD JONES JR, MOUNTAIN REAL ESTATE LLC

Member of OAK

LENDER:

REGIONS BANK

Authorized Signer

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