

THIS INSTRUMENT PREPARED BY:

Jeremy D. Crow, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, AL 35203

20070625000296780 1/3 \$392.00
Shelby Cnty Judge of Probate, AL
06/25/2007 12:50:02PM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

MORTGAGE MODIFICATION AGREEMENT

This Agreement is by and between **Compass Bank** ("Bank") and **Issis & Sons Carpet, Inc.** ("Borrower").

WHEREAS, Borrower is indebted to Bank as evidenced by a Promissory Note dated April 23rd, 1998 and secured by a Mortgage on real property situated in Shelby County, Alabama, such Mortgage being recorded in Instrument No. 1998-35220 in the office of the Judge of Probate, Shelby County, Alabama ("Mortgage"); 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 \$750,000.00 to \$1,000,000.00.
- ▶ By amending the Borrower's name from Issis & Sons, Inc. to Issis & Sons Carpet, Inc. pursuant to the Amendment to the Articles of Incorporation filed on May 19th, 2006 officially changing the name to Issis & Sons Carpet, Inc. This Amendment is recorded in Instrument Number 20060601000259120 in the Probate Records of Shelby County, Alabama.

Except as modified herein, all of the terms and conditions of the Mortgage shall remain in full force and effect.

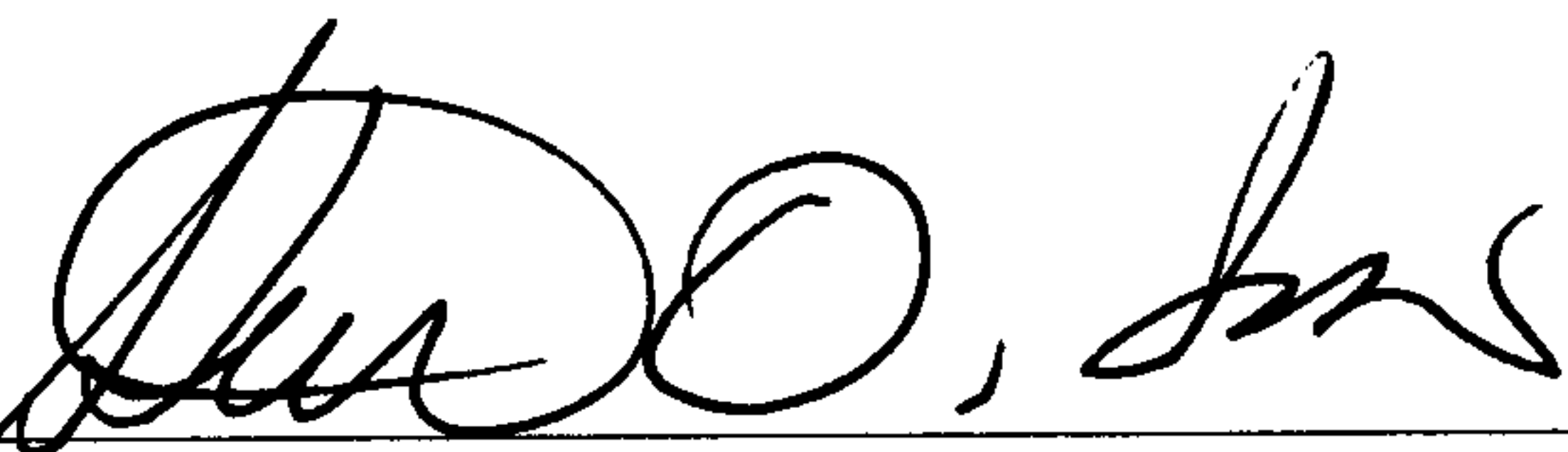
IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed effective the 21 day of June, 2007.



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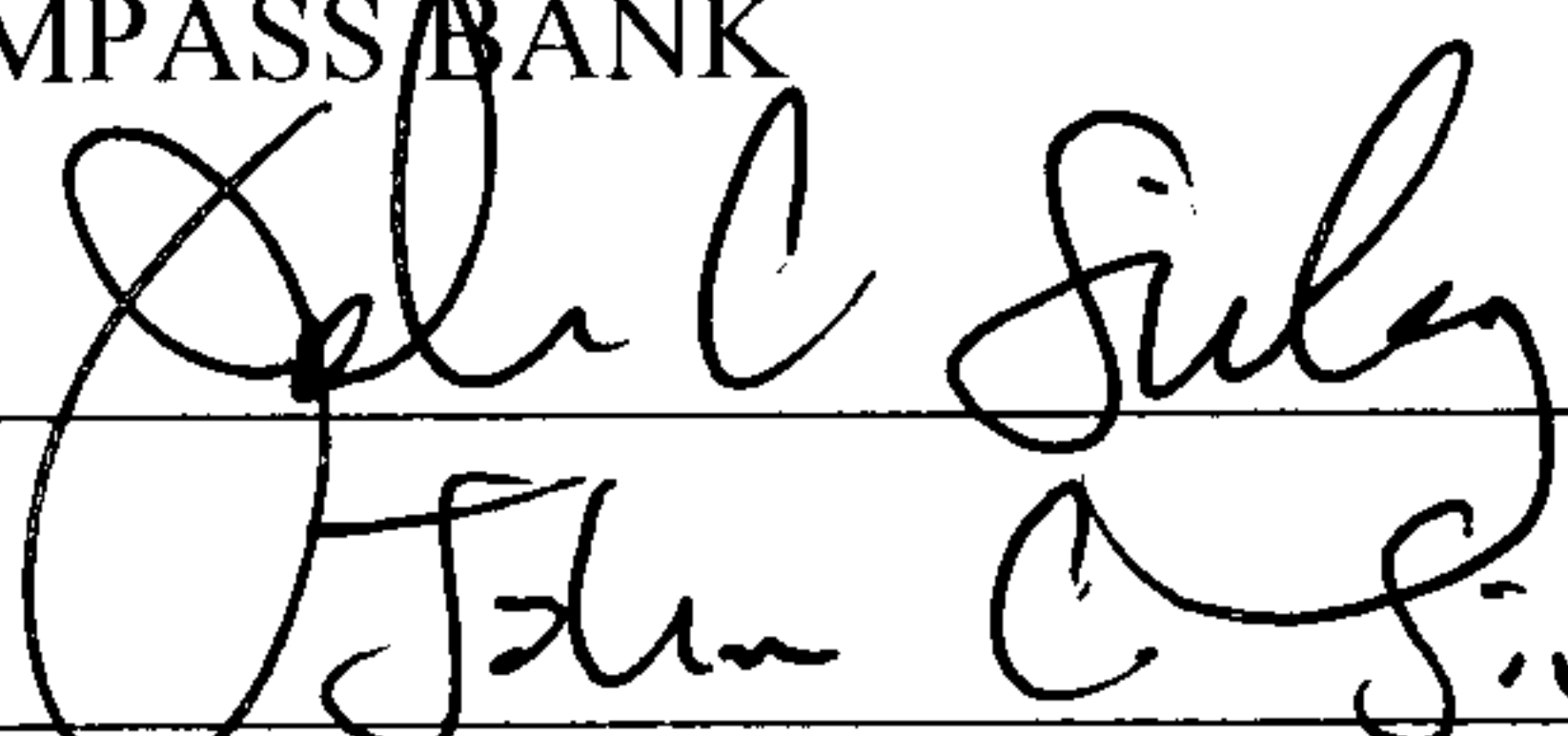
ATTEST

Issis & Sons Carpet, Inc.


By: Steve O. Issis
Its: President

ATTEST

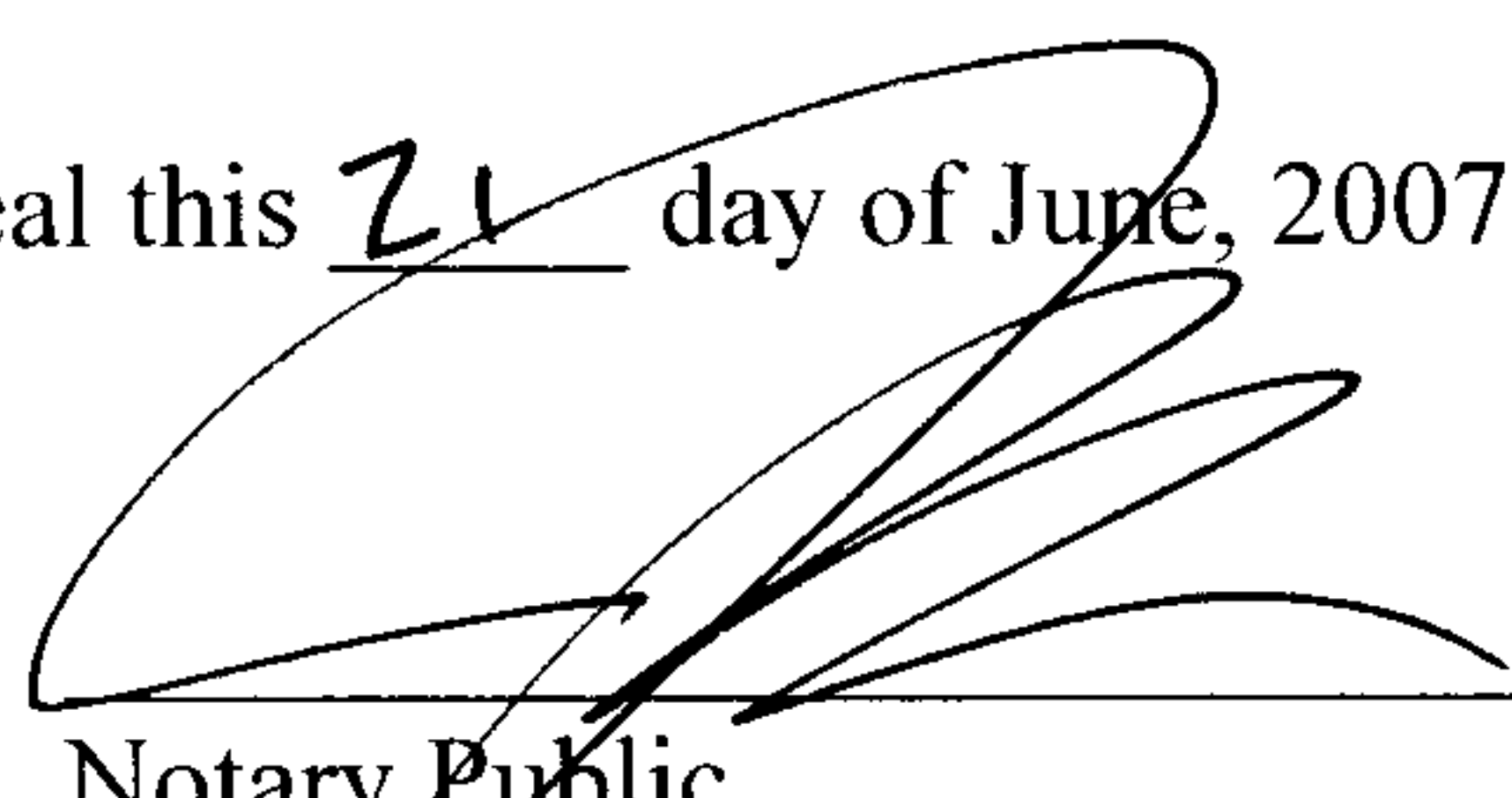
COMPASS BANK


By: John C. Sivley
Its: Vice President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steve O. Issis, whose names as President of Issis & Sons Carpet, 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, he, 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 21 day of June, 2007.

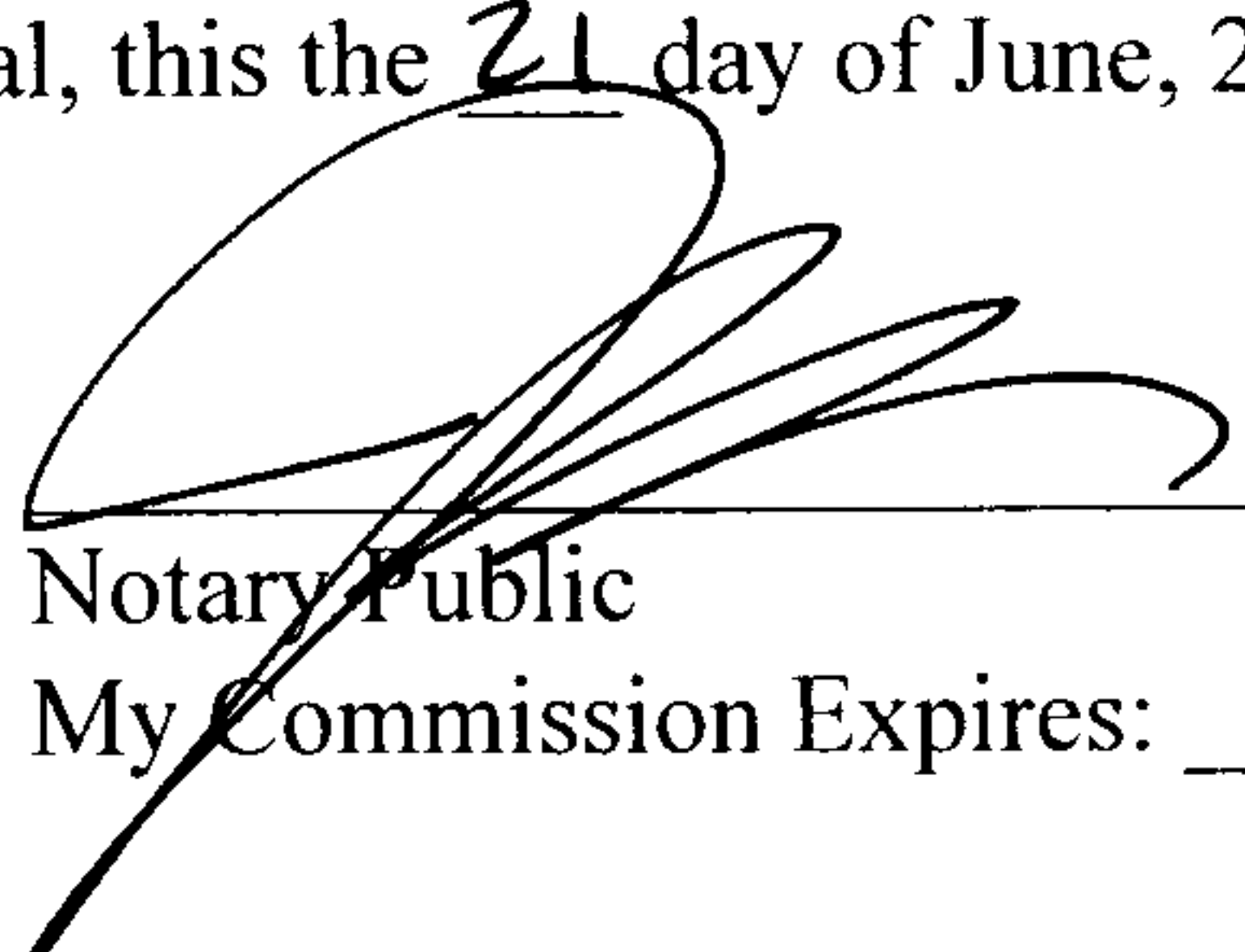

Notary Public
My commission expires: 8-30-08

20070625000296780 3/3 \$392.00
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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 John Suley, whose name as Vice President 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 21 day of June, 2007.



Notary Public

My Commission Expires: 8-30-08