


Pursuant to § 40-22-2 of the Code of Alabama, the recording tax of \$30,000 on the maximum principal indebtedness of the Mortgage was paid to the Office of the Judge of Probate of St. Clair County, Alabama, upon the original recordation of the Mortgage.

  
20091210000454520 1/7 \$30.00  
Shelby Cnty Judge of Probate, AL  
12/10/2009 02:22:43 PM FILED/CERT

The value of the Mortgaged Property located in St. Clair County is \_\_\_\_\_


The value of the Mortgage Property located in Jefferson County is \_\_\_\_\_

The value of the Mortgaged Property located in Madison County is \_\_\_\_\_.

**STATE OF ALABAMA**

**COUNTIES OF ST. CLAIR, JEFFERSON AND MADISON**

**SEVENTH AMENDMENT TO MORTGAGE**

  
20080701000900560 1/7  
**Bk: LR200807 Pg:29849**  
**Jefferson County, Alabama**  
I certify this instrument filed on:  
07/01/2008 08:02:24 AM MTG  
Judge of Probate- Alan L. King

**AND AMENDMENT TO LOAN DOCUMENTS**

This Seventh Amendment to Mortgage (this "Amendment") is made this 20<sup>th</sup> day of June, 2008, by and between **COMPASS BANK**, an Alabama banking corporation (the "Lender"), and **HPH PROPERTIES, LLC**, an Alabama limited liability company (the "Borrower").

**WHEREAS**, Borrower is the Mortgagor under a certain Future Advance Mortgage, Assignment of Rents and Leases and Security Agreement dated as of June 21, 2007, and recorded in **Mortgage Book 2007, Page 38473** in the Probate Office of **St. Clair County, Alabama** and recorded in the Probate Office of **Jefferson County, Alabama** as **Instrument Number 20080207000179770** and recorded in the Probate Office of **Madison County, Alabama** as **Instrument Number 20080220000106100** (the "**Mortgage**"). Lender and Borrower have agreed to amend the Mortgage as set forth herein.

**NOW, THEREFORE**, in consideration of the premises, the mutual agreements of the parties as set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties, intending to be legally bound hereby, agree as follows:

1. All references to "County of St. Clair" shall be deleted in their entirety and replaced with "Counties of St. Clair, Jefferson and Madison".
2. Exhibit A to the Mortgage shall be deleted in its entirety and replaced with the Exhibit A attached hereto.
3. Exhibit B to the Mortgage shall be deleted in its entirety and replaced with the Exhibit B attached hereto.
4. The Mortgage (as amended by this Amendment and as it may be further amended with or without record notice of such amendment) shall continue to secure the indebtedness described in the Mortgage, with the same priority of lien as the Mortgage as originally recorded. The execution and delivery of this Amendment, or of any subsequent amendment of the Mortgage, shall not impair, reduce or subordinate, in whole or in part, the priority of the Mortgage.

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

**[Signatures appear on following page.]**

IN WITNESS WHEREOF, Borrower and Lender have caused this Amendment to be executed as of the day and year first set forth above.

**LENDER:**

**WITNESS:**

**COMPASS BANK,**  
an Alabama banking corporation

Katie Gifford

By: [Signature]  
Its: Sr Vice President

**BORROWER:**

**WITNESS:**

**HPH PROPERTIES, LLC,**  
an Alabama limited liability company

Amanda Watson

By: [Signature]  
Its: [Signature]

THIS DOCUMENT WAS PREPARED BY  
AND SHOULD BE RETURNED TO:

Thomas G. Amason III  
Balch & Bingham LLP  
P.O. Box 306  
Birmingham, Alabama 35201  
(205) 251-8100





STATE OF ALABAMA

COUNTY OF Shelby

I, Amanda Watson, a notary public in and for said county in said state, hereby certify that Alan Howard, whose name as Member of **HPH PROPERTIES, LLC**, an Alabama limited liability company, 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 such instrument, he, as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 26th day of June, 2008.

Amanda Elizabeth Watson  
Notary Public

[ Notarial Seal ]

My Commission Expires Jan 30, 2010  
NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, April C. Grace, a notary public in and for said county in said state, hereby certify that Ben Hendrix, whose name as Senior Vice President of **COMPASS BANK**, an Alabama banking corporation, 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 such instrument, 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 20th day of June, 2008.

April C. Grace  
Notary Public

[ Notarial Seal ]

My Commission Expires: 11/20/2011



20091210000454520 4/7 \$30.00  
Shelby Cnty Judge of Probate, AL  
12/10/2009 02:22:43 PM FILED/CERT

## **EXHIBIT A**

### **DESCRIPTION OF MORTGAGED PROPERTY**

#### **I. St. Clair County:**

Lots 102, 103, 104, 105, 106, 107, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 160, 161, 162, 163, 164, 165, 166, and 167, according to the Survey of Arbors of Avalon, Phase One, as recorded in Map Book 2007, Page 9, in the Office of the Judge of Probate of St. Clair County, Alabama.

Lots 171, 173, 174, 176, 177, 178, 179, 180, and 181 according to the Survey of Arbors of Avalon, Phase One, as recorded in Map Book 2007, Page 9, in the Office of the Judge of Probate of St. Clair County, Alabama.

#### **II. Jefferson County:**

Lots 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550 and 551, according to the Survey of Cotswold Subdivision Phase I-A, as recorded in Map Book 225, Pages 44 and 44A, in the Probate Office of Jefferson County, Alabama.

Lots 701, 702, 719, 720, 721, 722, 723, and 724, according to the Survey of Cotswold Subdivision Phase 5 Sector I, as recorded in Map Book 228, Page 23, in the Probate Office of Jefferson County, Alabama.

Lots 713, 714, 715, 716, 717, 718, 740, and 741, according to the Survey of Cotswold Subdivision Phase 5 Sector I, as recorded in Map Book 228, Page 23, in the Probate Office of Jefferson County, Alabama.

#### **III. Madison County**

Lots 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22, Block 1; Lots 2, 3, 4, 5, 7, 8, 10, and 71, Block 4; Lots 31 and 35, Block 5, Oak Stone, a resubdivision of Lot 1 of a resubdivision of Lot 2 of Ryan Spencer Property (Plat Book 47, Page 67), as recorded in Document No. 20050301000115700, in the Office of the Judge of Probate of Madison County, Alabama.

Lots 20, 22, 23, 24, 25, 26, 27, 28, 32, 41, 44, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, and 64 according to the Final Plat of Magnolia Park Subdivision, Phase 1, a Resubdivision of Lot 1 Magnolia Park as recorded in Document No. 20070830000619500 in the Office of the Judge of Probate, Madison County, Alabama.

Lots 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 21, 29, 30, 31, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 45, and 46 according to the Final Plat of Magnolia Park Subdivision, Phase 1, a Resubdivision of Lot 1 Magnolia Park as recorded in Document No. 20070830000619500 in the Office of the Judge of Probate, Madison County, Alabama.





## **EXHIBIT B**

### **PERMITTED EXCEPTIONS**

#### **I. St. Clair County:**

1. Easement to Alabama Power Company as recorded in Book 2006, Page 12480, in the Probate Office of St. Clair County, Alabama.
2. Easement and Right of Way to Leeds Telephone Co., Inc. as set forth in Deed Book 141, Page 59, in the Probate Office of St. Clair County, Alabama.
3. Easement for Sanitary Sewer Lines and Water Works & Sewer Board of the City of Birmingham as set forth in Deed Book 2006, Page 11742, in the Probate Office of St. Clair County, Alabama.
4. Land Line Agreement as set forth in Deed Book 91, Page 324, in the Probate Office of St. Clair County, Alabama.
5. Subject to covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Deed Book 2007, Page 7290, in the Probate Office of St. Clair County, Alabama.

#### **II. Jefferson County:**

1. Easements and building line as shown on recorded map.
2. Restrictions appearing of record in Instrument Number 200618-25369 and Instrument Number 200619-6108.
3. Right of way granted to Alabama Power Company recorded in Volume 2844, Page 490 and Volume 4440, Page 142.
4. Easement for Alabama Power Company recorded in Volume 5762, Page 281; Volume 5762, Page 365; Real 121, Page 634; and Instrument Number 9413-8270.
5. Agreement and covenant's regarding private domestic sewer service and right of lien for sewer assessments recorded in Instrument Number 200513-5607 and second addendum thereto recorded in Instrument Number 200514-3711 and also in LR 200703, Page 29744.
6. Easements for Alabama Power Company recorded in LR 200663, Page 11654; LR 200663, Page 11657; LR 200663, Page 11660; LR 200663, Page 11663; LR 200663, Page 11669; LR 200663, Page 11690; LR 200663, Page 11694; and LR 200663, Page 11699.
7. Easement for Bellsouth Telecommunications recorded in LR 200611, Page 1957.
8. Right-of-way granted to Jefferson County recorded in LR 200608, Page 13950.
9. Terms and conditions of that certain Conservation Easement and Declaration of Restrictions and Covenants as recorded in book 200517, Page 1611.

See Exceptions under Schedule B – Section 1 from Magic City Title Binder, Case Number: 138758.

See Exceptions under Schedule B – Section 1 from Magic City Title Binder, Case Number: 140292.

### III. Madison County:

See Exceptions under Schedule B – Section II from Reli, Inc. Title Binder, File Number: MDN0800018.

See Exceptions under Schedule B – Section II from Reli, Inc. Title Binder, File Number: MDN0800058-C.

See Exceptions under Schedule B – Section II from Reli, Inc. Title Binder, File Number: MDN0700714.


STATE OF ALABAMA - JEFFERSON COUNTY  
I hereby certify that no mortgage tax or deed tax  
has been collected on this instrument.

*Alan L. King* Judge of Probate

**"NO TAX COLLECTED"**

20080701000900560 7/7  
Bk: LR200807 Pg:29849  
Jefferson County, Alabama  
07/01/2008 08:02:24 AM MTG  
Fee - \$20.50

Total of Fees and Taxes-\$20.50  
TINSLEY

  
20091210000454520 7/7 \$30.00  
Shelby Cnty Judge of Probate, AL  
12/10/2009 02:22:43 PM FILED/CERT