

MORTGAGE MODIFICATION AGREEMENT

This instrument was prepared by
FIRST UNITED SECURITY BANK
131 W Front Street P O Box 249
Thomasville, AL 36784

This Mortgage Modification Agreement is made and entered into on February 2, 2010, by and between B & D Realty LLC (hereinafter called "Mortgagor") and FIRST UNITED SECURITY BANK (hereinafter called "Mortgagee").

Mortgagor has entered into original Mortgage Agreement with Mortgagee on December 9, 2009 as recorded in Instrument 20100114000013220, on 1/11/2010, in the Probate Office of Shelby County, Alabama.

A. Both parties desire to amend the terms of the mortgage and notes executed simultaneously therewith.

The things considered, Mortgagee hereby allows Mortgagors to increase the amount of the debt secured by above described mortgage from \$ 265,000.00 to \$ 520,000.00, an increase of \$ 255,000.00.

IN WITNESS WHEREOF, Mortgagor and Mortgagee have hereunto set their hands and seals, this 2nd day of February, 2010.

B & D REALTY LLC

BY: _____

Brian Kornowicz, Member

BY: _____

Daryl Poarch, Member

FIRST UNITED SECURITY BANK

By: _____

Ed Oliver, Vice-President

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Brian Kornowicz and Daryl Poarch, whose named as members of B & D Realty LLC, 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 the conveyance, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said corporation.

Given under my hand and official seal, this 2nd day of February, 2010.

Notary Public My commission expires _____

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared ED OLIVER, whose name as VICE-PRESIDENT of FIRST UNITED SECURITY BANK, 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 the conveyance, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said corporation.

Given under my hand and official seal, this 2nd day of February, 2010.

Notary Public My commission expires: _____

LISA BEASLEY
Notary Public, AL State at Large
My Comm. Expires May 25, 2012

LISA BEASLEY
Notary Public, AL State at Large
My Comm. Expires May 25, 2012