


THIS INSTRUMENT PREPARED BY:
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2125 Morris Avenue
Birmingham, AL 35203

STATE OF ALABAMA)

COUNTY OF SHELBY)

MORTGAGE MODIFICATION AGREEMENT


20120111000014220 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
01/11/2012 12:10:02 PM FILED/CERT

This Agreement is by and between **Branch Banking and Trust Company ("Bank")** and **Beaumont Village, LLC**, an Alabama limited liability company ("Borrower").

WHEREAS, Borrower is indebted to Bank as evidenced by a Promissory Note dated November 9, 2010; and secured by a Mortgage on real property situated in Shelby County, Alabama, such mortgage dated November 9, 2010, and recorded in Instrument no. 20101119000389870, filed for record on November 19, 2010, 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.

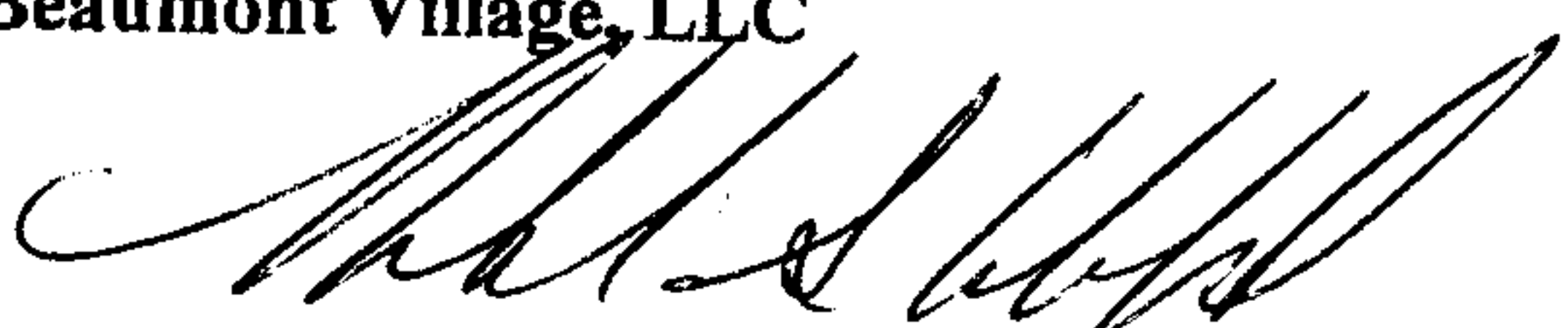
NOW, THEREFORE, for and in consideration of the premises, Borrower and Bank agree that the terms of the Mortgage are modified as follows:

- By decreasing the loan amount from \$1,227,975.00 to \$552,000.00.
- By amending the collateral for the Mortgage. The real property described on the attached Exhibit "A" is the amended collateral for the Mortgage.
- By releasing Unit 254A in Beaumont Village Condominium as collateral for the Mortgage.

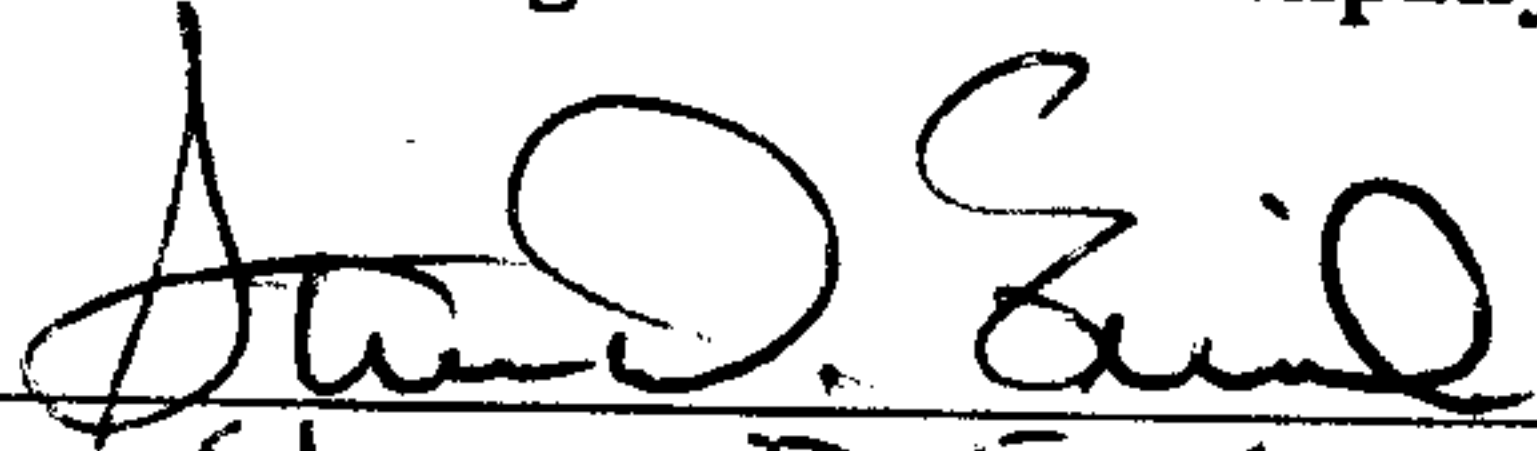
Except as modified herein, all of the terms and conditions of the Mortgage shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed effective the 15th day of December, 2011.

Beaumont Village, LLC

By: 
Its: Manager

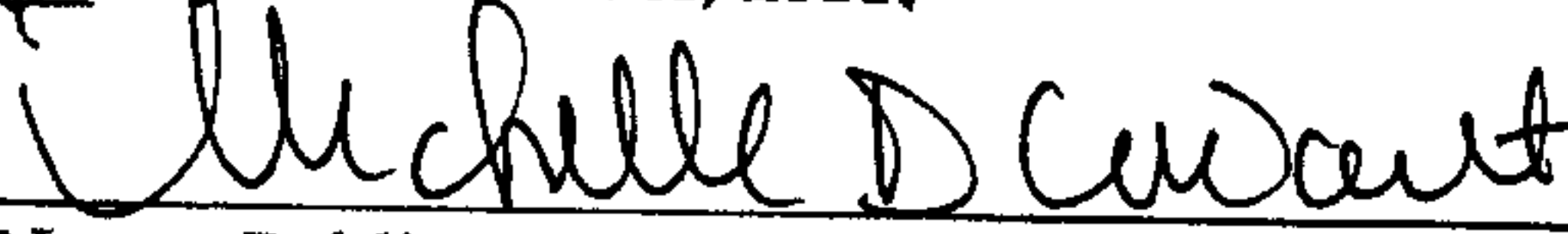
Branch Banking and Trust Company

By: 
Its: S.V.P.

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned Notary Public in and for said County in said State, hereby certify that **Michael S. Whitcomb**, whose name as **Manager of Beaumont Village, LLC**, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of this instrument, he as such manager and with full authority, executed the same for and as act of said limited liability company on the day the same bears date.

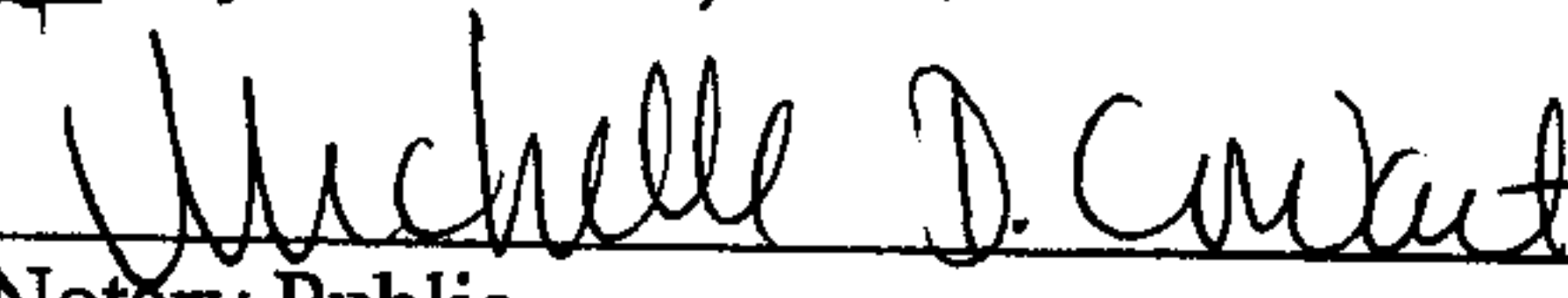
Given under my hand and official seal this 16 day of December, 2011.


Notary Public
My commission expires: 2.18.13

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven D. Erickson, whose name as S.V.P. of **Branch Banking and Trust Company**, a banking institution, 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 for and as the act of said bank.

Given under my hand and official seal this 16 day December, 2011.


Notary Public
My commission expires: 2.18.13

This is an Exhibit A to a certain Mortgage Modification Agreement dated 12/15/2011 granted to Branch Banking and Trust Company by Beaumont Village, LLC.



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Exhibit "A"

Unit 254B, in Beaumont Village Condominium, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument 20080328000126220, First Amendment to Declaration as recorded in Instrument 20090612000225320, and Second Amendment to Declaration as recorded in Instrument 20100910000295330, Third Amendment to Declaration as recorded in Instrument 20110527000157160, in the Probate Office of Shelby County, Alabama, and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "D" thereto, and as recorded in The Condominium Plat of Beaumont Village Condominium, in Map Book 39, page 129, and First Amended Condominium Plat of Beaumont Village Condominium as recorded in Map Book 41, Page 31, Second Amended Condominium Plat of Beaumont Village Condominium as recorded in Map Book 42, page 6, and Third Amended Condominium Plat of Beaumont Village Condominium recorded in Map Book 42, Page 75, and any future amendments thereto, and to which said Declaration of Condominium the By-Laws of Beaumont Village Association Inc., are attached as Exhibit "C" thereto, and the Articles of Incorporation of Beaumont Village Association Inc. as recorded in Instrument 20080328000126230, together with an undivided interest in the Common Elements assigned to said Unit, by said Third Amendment to Declaration of Condominium set out in Exhibit "E".

Beaumont Village, LLC

Michael S. Whitcomb
Its: Manager