

WHEN RECORDED MAIL TO:

AmSouth Bank
Attn: Sheila Cook
P.O. Box 830734
Birmingham, AL 35283

200409140000

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

070499385344

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated June 18, 2004, is made and executed between LOUIS D THOMAS, whose address is 6119 RUSHING PARC LN, HOOVER, AL 35244 and CAROLYN J THOMAS, whose address is 6119 RUSHING PARC LN, HOOVER, AL 35244; husband and wife (referred to below as "Grantor") and AmSouth Bank, whose address is 1290 Greenmor Drive SE, Bessemer, AL 35022 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated August 17, 1999 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

RECORDING DATE 08-27-1999, SHELBY COUNTY, INST# 1999-36091; MODIFIED ON 10-16-2003, RECORDING DATE 10-28-2003, SHELBY COUNTY, INST# 20031028000719220; MODIFYING ON 06-18-2004.

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

LOT 38, ACCORDING TO THE AMENDED MAP OF RHSHING PARC, SECTOR TWO, AS RECORDED IN MAP BOOK 20, PAGE 33, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

The Real Property or its address is commonly known as 6119 RUSHING PARC LN, HOOVER, AL 35244.

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

The Credit Limit or maximum principal indebtedness secured by the Mortgage (excluding finance charges, any temporary overages, other charges and any amounts expended or advanced as provided in the Mortgage) is hereby increased from \$250,000 to \$355,500.

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 endorser 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 JUNE 18, 2004.

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:

X Louis D Thomas (Seal)
LOUIS D THOMAS

X Carolyn J Thomas (Seal)
CAROLYN J THOMAS

LENDER:

X Mike Chouar (Seal)
Authorized Signer

This Modification of Mortgage prepared by:

Name: NICCI RAGLAND
Address: P.O. BOX 830721
City, State, ZIP: BIRMINGHAM, AL 35283

MODIFICATION OF MORTGAGE
(Continued)

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama

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COUNTY OF Jefferson

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I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **LOUIS D THOMAS and CAROLYN J THOMAS, husband and wife**, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said Modification, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of June, 2004.

Patricia S. Kelley
Notary Public

MY COMMISSION EXPIRES DECEMBER 4, 2005

My commission expires _____

LENDER ACKNOWLEDGMENT

STATE OF ALABAMA

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) SS

COUNTY OF JEFFERSON

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I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Amy Roberts a corporation, is signed to the foregoing Modification and who is known to me, acknowledged before me on this day that, being informed of the contents of said Modification of Mortgage, he or 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 18 day of June, 2004.

Andrea S. Blom
Notary Public

My commission expires 6/25/04

Lot 38, according to the Amended Map of Rushing Parc, Sector Two, as recorded in Map Book 20, Page 33, in the Probate Office of Shelby County, Alabama.

20040702000365410 Pg 3/3 175.25
Shelby Cnty Judge of Probate, AL
07/02/2004 09:26:00 FILED/CERTIFIED