

95-376-440

RECORDATION REQUESTED BY:

EQUITY LINE GROUP
P.O. BOX 830828
BIRMINGHAM, AL 35283-0828

WHEN RECORDED MAIL TO:

EQUITY LINE GROUP
P.O. BOX 830828
BIRMINGHAM, AL 35283-0828

SEND TAX NOTICES TO:

ROBERT M. WATERS and LINDA B. WATERS
6235 VICTORIA DR
PELHAM, AL 35124

Inst # 1997-16793

05/30/1997-16793
10:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCJ 93.50

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED MAY 15, 1997, BETWEEN ROBERT M. WATERS and LINDA B. WATERS, HUSBAND AND WIFE, (referred to below as "Grantor"), whose address is 6235 VICTORIA DR, PELHAM, AL 35124; and SouthTrust Bank of Alabama, National Association (referred to below as "Lender"), whose address is 2281 Highway 31 South, Pelham,, AL 35124.

MORTGAGE. Grantor and Lender have entered into a mortgage dated July 26, 1990 (the "Mortgage") recorded in SHELBY County, State of Alabama as follows:

RECORDED 9/24/90, IN BOOK 310, PAGE 991

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

LOT 53, ACCORDING TO THE SURVEY OF VALLEY STATION, SECOND SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 48, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

The Real Property or its address is commonly known as 6235 VICTORIA DR, PELHAM, AL 35124.

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

INCREASE CURRENT EQUITY LINE FROM \$45,000 TO \$100,000.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect. 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 endorsers 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.

EACH GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE, AND EACH GRANTOR AGREES TO ITS TERMS.

CAUTION — IT IS IMPORTANT THAT YOU THOROUGHLY READ THE CONTRACT BEFORE YOU SIGN IT.

GRANTOR:

x Robert M Waters (SEAL)
ROBERT M. WATERS

x Linda B. Waters (SEAL)
LINDA B. WATERS

LENDER:

SouthTrust Bank of Alabama, National Association

By: _____
Authorized Officer

This Modification of Mortgage prepared by: X _____

Name of Signer: TONYA HURST

INDIVIDUAL ACKNOWLEDGMENT

STATE OF ALABAMA)
) ss
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that ROBERT M. WATERS and LINDA B. WATERS, 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 15th day of MAY, 1997
Oh R Seal
Notary Public

My commission expires 11/7/97

RHW
LB

LENDER ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) ss

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that _____,
Given under my hand and official seal this _____ day of _____, 19_____.

Notary Public

My commission expires _____

LASER PRO, Reg. U.S. Pat. & T.M. Off., Ver. 3.23(c) 1997 CFI ProServices, Inc. All rights reserved. [AL-G201 WATERSR.LN L2.OVL]

Inst # 1997-16793

05/30/1997-16793
10:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB 93.50

RHW
LBW