

95253801

**RECORDATION REQUESTED BY:**

EQUITY LINE GROUP  
P.O. BOX 830826  
BIRMINGHAM, AL 35283-0826

**WHEN RECORDED MAIL TO:**

EQUITY LINE GROUP  
P.O. BOX 830826  
BIRMINGHAM, AL 35283-0826

**SEND TAX NOTICES TO:**

LEO P. LOWERY and LOUISE LOWERY  
1222 FALLING STAR LANE  
ALABASTER, AL 35007

Inst # 1997-31077

09/26/1997-31077  
10:28 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
63.50

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

**MODIFICATION OF MORTGAGE**

THIS MODIFICATION OF MORTGAGE IS DATED AUGUST 20, 1997, BETWEEN LEO P. LOWERY and LOUISE LOWERY, HUSBAND AND WIFE, (referred to below as "Grantor"), whose address is 1222 FALLING STAR LANE, ALABASTER, AL 35007; and SouthTrust Bank, National Association (referred to below as "Lender"), whose address is 3089 Highway 150 South, Birmingham, AL 36244.

**MORTGAGE.** Grantor and Lender have entered into a mortgage dated July 19, 1988 (the "Mortgage") recorded in SHELBY County, State of Alabama as follows:

RECORDED IN BOOK 197 AT PAGE 846

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

LOT 2, BLOCK 3, ACCORDING TO THE SURVEY OF NAVAJO HILLS, FIRST SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 18, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

The Real Property or its address is commonly known as 1222 FALLING STAR LANE, ALABASTER, AL 35007.

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

INCREASE MORTGAGE FROM \$25,000 TO \$35,000. FOR MORTGAGE TAX PURPOSES, THIS LINE WAS INCREASED BY \$10,000. THE MATURITY DATE HAS BEEN EXTENDED TO 15 YEARS FROM THE DATE OF THE NOTE EXECUTED SIMULTANEOUSLY HERewith.

**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 Leo P Lowery (SEAL)  
LEO P. LOWERY

x Louise Lowery (SEAL)  
LOUISE LOWERY

**LENDER:**

SouthTrust Bank, National Association

By: Natalee McSent  
Authorized Officer

This Modification of Mortgage prepared by:

Name: DANA P. BRYANT  
Address:  
City, State, ZIP:

L. P. L. J. J.

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama )  
COUNTY OF Jefferson ) ss

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that LEO P. LOWERY and LOUISE LOWERY, 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 21 day of August, 1997  
Louise Sue Lowery  
Notary Public

My Commission Expires

My commission expires March 26, 1999.

LENDER ACKNOWLEDGMENT

STATE OF Alabama )  
COUNTY OF Jefferson ) 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 21 day of August, 1997  
Louise Sue Lowery  
Notary Public

My Commission Expires

My commission expires March 26, 1999.

Inst # 1997-31077

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