

95143636

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:

BRYANT D. HILL
2719 STEVENS CREEK ROAD
BIRMINGHAM, AL 35244

RECEIVED OCT 2 11 1997

Placed in instrument
Inst # 1997-39062

12/02/1997-39062
09:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 YCD 36.00
SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED AUGUST 29, 1997, BETWEEN BRYANT D. HILL, AN UNMARRIED MAN, (referred to below as "Grantor"), whose address is 2719 STEVENS CREEK ROAD, BIRMINGHAM, AL 35244; and SouthTrust Bank, National Association (referred to below as "Lender"), whose address is 112 North 20th Street, Birmingham, AL 35203.

MORTGAGE. Grantor and Lender have entered into a mortgage dated May 8, 1996 (the "Mortgage") recorded in SHELBY County, State of Alabama as follows:

RECORDED AUGUST 14, 1996 IN INSTRUMENT 1996-26407

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

LOT 20, ACCORDING TO THE SURVEY OF BROOKHAVEN, SECTOR 2, AS RECORDED IN MAP BOOK 11, PAGE 4, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

The Real Property or its address is commonly known as 2719 STEVENS CREEK ROAD, BIRMINGHAM, AL 35244.

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

INCREASE LINE FROM \$20,000 TO \$30,000. FOR MORTGAGE TAX PURPOSES THE LINE WAS INCREASE BY \$10,000. THE MATURITY DATE HAS BEEN EXTENDED WITHIN 15 YEARS FROM THE DATE OF THE NOTE EXECUTED NOTE 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 Bryant D. Hill (SEAL)
BRYANT D. HILL

LENDER:

SouthTrust Bank, National Association

By: Carol Batts
Authorized Officer

This Modification of Mortgage prepared by:

Name: ALICIA TARVER
Address:
City, State, ZIP:

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 BRYANT D. HILL, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Modification, he or she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of August, 19 97.

Lenita H. Malone
Notary Public

My Commission Expires October 15, 2000.

My commission expires _____

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 Carla Bates

Given under my hand and official seal this 29th day of August, 19 97.

Lenita H. Malone
Notary Public

My Commission Expires October 15, 2000.

My commission expires _____

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