

WHEN RECORDED MAIL TO:

AmSouth Bank
Attn: Laura Banks
P.O. Box 830721
Birmingham, AL 35283

Inst # 1999-15207

04/12/1999-15207
09:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 86.00

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

0704 99319830

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED MARCH 30, 1999, BETWEEN GEORGE M. ZAHARIAS and NERRIN B. ZAHARIAS, HUSBAND AND WIFE, (referred to below as "Grantor"), whose address is 801 ROYAL TERRACE, BIRMINGHAM, AL 35242; and AmSouth Bank (referred to below as "Lender"), whose address is 1900 University Boulevard, Birmingham, AL 35243.

MORTGAGE. Grantor and Lender have entered into a mortgage dated September 29, 1998 (the "Mortgage") recorded in SHELBY County, State of Alabama as follows:

RECORDED OCTOBER 19, 1998 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA IN BOOK 1998, PAGE 40697.

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

LOT 63, ACCORDING TO THE SURVEY OF GREYSTONE, 5TH SECTOR, PHASE I, AS RECORDED IN MAP BOOK 17, PAGE 72 A.B. & C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

The Real Property or its address is commonly known as 801 ROYAL TERRACE, BIRMINGHAM, AL 35242.

MODIFICATION. Grantor and Lender 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 \$ 100,000 to \$ 150,000..

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 endorers 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 
GEORGE M. ZAHARIAS

X 
NERRIN B. ZAHARIAS

LENDER:

AmSouth Bank

By: 
Authorized Officer

This Modification of Mortgage prepared by:

Name: GERALDINE J. FORD
Address: P. O. BOX 830721

MODIFICATION OF MORTGAGE
(Continued)

City, State, ZIP: BIRMINGHAM, AL 35283

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama)
) ss
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that GEORGE M. ZAHARIAS and NERRIN B. ZAHARIAS, 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 31 day of March, 19 99.

Christina Marie Edwards
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan. 22, 2003
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My commission expires

LENDER ACKNOWLEDGMENT

STATE OF Alabama)
) ss
COUNTY OF Jefferson)

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 30 day of March, 19 99.

Danny Ozbolt
Janda J. Brown
Notary Public

MY COMMISSION EXPIRES
December 11, 2002

My commission expires

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