

2000-19350

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated May 19, 2000, is made and executed between DAVID M. VARNER, whose address is 8198 CASTLEHILL ROAD, BIRMINGHAM, AL 35242 and BARBARA S. VARNER, whose address is 8198 CASTLEHILL ROAD, BIRMINGHAM, AL 35242; husband and wife (referred to below as "Grantor") and AmSouth Bank, whose address is Crestline Office, 35 Church Street, Birmingham, AL 35213 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated September 23, 1999 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

MORTGAGE RECORDED OCTOBER 12, 1999, SHELBY COUNTY, O.R. BOOK 1999, PAGE 42392.

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

LD 54, ACCORDING TO THE SURVEY OF GREYSTONE 8TH SECTOR, AS RECORDED IN MAP BOOK 20, PAGE 93 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, TOGETHER WITH THE NON-EXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREAS AND HUGH DANIEL DRIVE, ALL AS MORE PARTICULARLY DESCRIBED IN THE GREYSTONE RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED 11-6-90, AND RECORDED IN REAL 317, PAGE 280, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA TOGETHER WITH ALL AMENDMENTS THERETO.

The Real Property or its address is commonly known as 8198 CASTLEHILL ROAD, BIRMINGHAM, AL 35242

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 \$100,000.00 to \$120,000.00.

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 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.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED MAY 19, 2000. 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 David M. Varner (Seal)
DAVID M. VARNER, individually

X Barbara S. Varner (Seal)
BARBARA S. VARNER, individually

LENDER:

X Thomas L. Richards (Seal)
Authorized Signer

This Modification of Mortgage prepared by:

Name: COLANDA WILLIAMS
Address: P.O. BOX 830721
City, State, ZIP: BIRMINGHAM, AL 35283

Inst # 2000-19350

06/09/2000-19350
11:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SMA 41.00

MODIFICATION OF MORTGAGE
(Continued)

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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 DAVID M. VARNER and BARBARA S VARNER, 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 19th day of May, 2000

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: 12/27/2002

My commission expires 12/27/2002 THRU NOTARY PUBLIC UNDERWRITERS

Brandon H. Bernhardt
Notary Public

LENDER 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 David M. Varner a corporation, is signed to the foregoing and who is known to me, acknowledged before me on this day that, being informed of the contents of said, 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 19th day of May, 2000

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: 12/27/2002

My commission expires 12/27/2002 THRU NOTARY PUBLIC UNDERWRITERS

Brandon H. Bernhardt
Notary Public

ILAB001 PRO Lending, Reg. 12-01, Pub. 6-12-00, 2000, 10-12-00, 12-01-00, 12-02-00, 12-03-00, 12-04-00, 12-05-00, 12-06-00, 12-07-00, 12-08-00, 12-09-00, 12-10-00, 12-11-00, 12-12-00, 12-13-00, 12-14-00, 12-15-00, 12-16-00, 12-17-00, 12-18-00, 12-19-00, 12-20-00, 12-21-00, 12-22-00, 12-23-00, 12-24-00, 12-25-00, 12-26-00, 12-27-00, 12-28-00, 12-29-00, 12-30-00, 12-31-00, 12-32-00, 12-33-00, 12-34-00, 12-35-00, 12-36-00, 12-37-00, 12-38-00, 12-39-00, 12-40-00, 12-41-00, 12-42-00, 12-43-00, 12-44-00, 12-45-00, 12-46-00, 12-47-00, 12-48-00, 12-49-00, 12-50-00, 12-51-00, 12-52-00, 12-53-00, 12-54-00, 12-55-00, 12-56-00, 12-57-00, 12-58-00, 12-59-00, 12-60-00, 12-61-00, 12-62-00, 12-63-00, 12-64-00, 12-65-00, 12-66-00, 12-67-00, 12-68-00, 12-69-00, 12-70-00, 12-71-00, 12-72-00, 12-73-00, 12-74-00, 12-75-00, 12-76-00, 12-77-00, 12-78-00, 12-79-00, 12-80-00, 12-81-00, 12-82-00, 12-83-00, 12-84-00, 12-85-00, 12-86-00, 12-87-00, 12-88-00, 12-89-00, 12-90-00, 12-91-00, 12-92-00, 12-93-00, 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