

WHEN RECORDED MAIL TO:

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

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated July 26, 2000, is made and executed between **TERRI C. CHANNELL, UNMARRIED**, whose address is 2204 VANESS DR, BIRMINGHAM, AL 35242 and **TED COOK, SR., MARRIED**, whose address is 3520 VICTORIA ROAD, MTN. BROOK, AL 35223; **WITH TITLE VESTED IN TERRI C. CHANNELL, UNMARRIED AND TED COOK, SR. MARRIED.** (referred to below as "Grantor") and AmSouth Bank, whose address is Meadow Brook Office, 200 Corporate Ridge North, Birmingham, AL 35242 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated September 24, 1999 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

RECORDED ON OCTOBER 12, 1999 IN SHELBY COUNTY, ALABAMA IN INSTRUMENT # 1999-42252.

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

LOT 34, ACCORDING TO THE SURVEY OF ALTADENA WOODS, 2ND AND 5TH SECTORS, AS RECORDED IN MAP BOOK 10, PAGE 54 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

The Real Property or its address is commonly known as 2204 VANESSA DR, 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 \$20,000 to \$25,000.

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 endorser 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 JULY 26, 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 *TERRI C. CHANNELL* (Seal)
 TERRI C. CHANNELL, Individually

X *TED COOK SR.* (Seal)
 TED COOK, SR., Individually

LENDER
 X *Sandra* (Seal)
 Authorized Signer

This Modification of Mortgage prepared by:

Name: ANDREA LOCKHART
 Address: P.O. BOX 830721
 City, State, ZIP: BIRMINGHAM, AL 35283

08/18/2000-28207
 10:29 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 002 MMS 18.50

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 TERRI C. CHANNELL and TED COOK, SR., 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 26 day of July, 2000.

[Signature]
Notary Public

My commission expires 3/03

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 Sandra Smith 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 26th day of July, 2000.

[Signature]
Notary Public

My commission expires 6-3-2003

Inst # 2000-28207

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