

6/14

WHEN RECORDED MAIL TO:

AmSouth Bank
Attn: Sheila Cook
P.O. Box 830734
Birmingham, AL 35283

20021421424490
070499042085

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated June 13, 2002, is made and executed between **BILLY G. ALLEN**, whose address is **195 SEQUOIA STREET, MONTEVALLO, AL 35115** and **LOIS N. ALLEN**, whose address is **195 SEQUOIA STREET, MONTEVALLO, AL 35115**; husband and wife (referred to below as "Grantor") and **AmSouth Bank**, whose address is **1235 First Street North, Alabaster, AL 35007** (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated December 14, 1993 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

RECORDED ON DECEMBER 29, 1993 PROBATE OFFICE OF SHELBY COUNTY, ALABAMA INST.# 1993-41577; MODIFIED ON NOVEMBER 26, 1996 INST. #1996-42561 TO INCREASE AMOUNT TO 75,000.00.

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

LOT 7, ACCORDING TO FIRST ADDITION TO INDIAN HIGHLANDS, AS SHOWN BY MAP RECORDED IN MAP BOOK 5, PAGE 6 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

The Real Property or its address is commonly known as 195 SEQUOIA STREET, MONTEVALLO, AL 35115.

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 \$75,000.00 to \$100,000.00.

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 JUNE 13, 2002.

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 *Billy G. Allen* (Seal)
BILLY G. ALLEN, Individually

X *Lois N. Allen* (Seal)
LOIS N. ALLEN, Individually

LENDER:

James Watts
X *Jays [Signature]* (Seal)
Authorized Signer

This Modification of Mortgage prepared by:

Name: JAMES WATTS
Address: P.O. BOX 830721
City, State, ZIP: BIRMINGHAM, AL 35283

MODIFICATION OF MORTGAGE
(Continued)

20020624000295770 Pg 2/2 51.50
Shelby Cnty Judge of Probate, AL
06/24/2002 13:40:00 FILED/CERTIFIED

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 **BILLY G. ALLEN and LOIS N. ALLEN, husband and wife**, 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 13 day of June, 2002.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Apr 25, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My commission expires _____

Lyn Ann Cavanaugh
Notary Public

LYN ANN CAVANAUGH
Notary Public
STATE OF ALABAMA

LENDER ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF at Large)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Kerri A. Bridges 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 14th day of June, 2002.

ADRIENNE A. DOMINO
NOTARY
My Comm. Expires
February 5, 2008
PUBLIC
ALABAMA STATE AT LARGE

My commission expires _____

Adrienne A. Domino
Notary Public