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20030606000352540 Pg 1/2 40.70  
Shelby Cnty Judge of Probate, AL  
06/06/2003 10:02:00 FILED/CERTIFIED

**WHEN RECORDED MAIL TO:**

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

20031181455090  
070499675058

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

**MODIFICATION OF MORTGAGE**

**THIS MODIFICATION OF MORTGAGE** dated May 22, 2003, is made and executed between **ANTHONY BOSTON**, whose address is **130 CLAIRMONT ROAD, STERRETT, AL 35147** and **DANITA BOSTON**, whose address is **130 CLAIRMONT ROAD, STERRETT, AL 35147**; husband and wife (referred to below as "Grantor") and **AmSouth Bank**, whose address is **2228 Pelham Parkway, Pelham, AL 35124** (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated November 1, 2001 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

**INSTRUMENT NO. 2001-49813 RECORDED 11/16/2001 SHELBY COUNTY JUDGE OF PROBATE.**

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

LOT 115, ACCORDING TO THE SURVEY OF FOREST PARKS, 1ST SECTOR, AS RECORDED IN MAP BOOK 22, PAGE 28 A, B, & C AND INSTRUMENT NO. 1997-02751, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

The Real Property or its address is commonly known as 130 CLAIRMONT ROAD, STERRETT, AL 35147.

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

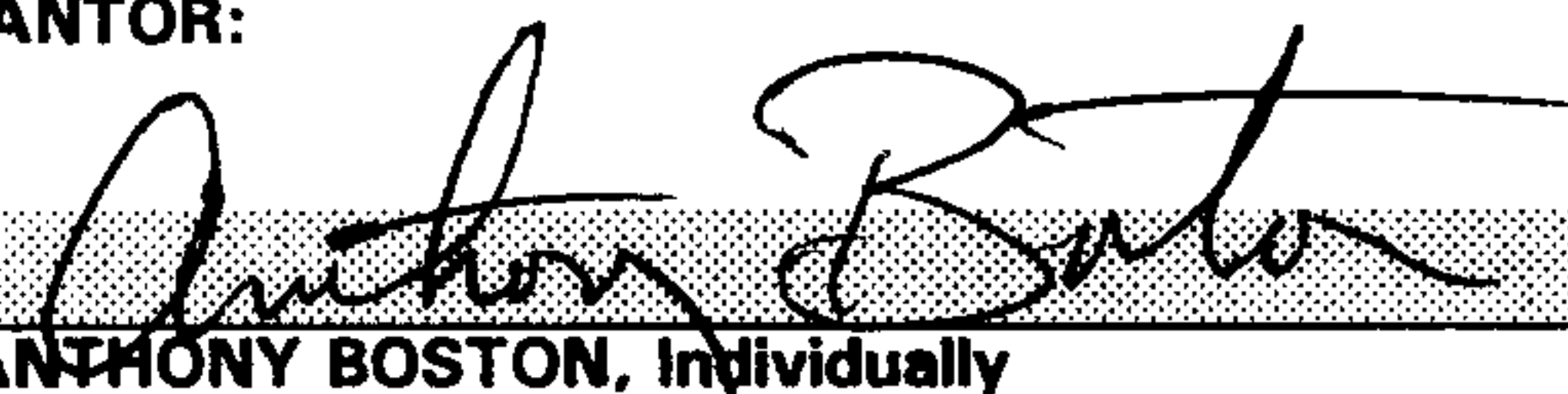
The Credit Limit or maximum principal indebtedness secured by the Mortgage (excluding finance charges, any temporary overages, other charges and any amounts expended or advanced as provided in the Mortgage) is hereby increased from \$26,000 to \$43,750.

**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 MAY 22, 2003.**

**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  (Seal)  
ANTHONY BOSTON, Individually

x  (Seal)  
DANITA BOSTON, Individually

**LENDER:**

x  (Seal)  
Authorized Signer

This Modification of Mortgage prepared by:

Name: LACRESHA GAMBLE  
Address: P.O. BOX 830721  
City, State, ZIP: BIRMINGHAM, AL 35283

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 **ANTHONY BOSTON and DANITA BOSTON, 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 22 day of May, 2003.

[Signature]  
Notary Public

My commission expires 1-30-07

CHARLES R. CHURCH  
Notary Public  
STATE OF ALABAMA

LENDER ACKNOWLEDGMENT

STATE OF Alabama )  
 ) SS  
COUNTY OF Calhoun )

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Donna Hayes 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 27<sup>th</sup> day of May, 2003.

[Signature]  
Notary Public

My commission expires MY COMMISSION EXPIRES  
December 11, 2006