

1/23

**WHEN RECORDED MAIL TO:**



VINCENT, GREGORY L

Record and Return to:  
Integrated Loan Services  
600-A N John Rodes Blvd.  
Melbourne, FL 32934

2004013181000  
07049910490

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

26.50

**MODIFICATION OF MORTGAGE**

**THIS MODIFICATION OF MORTGAGE** dated January 16, 2004, is made and executed between **GREGORY L. VINCENT, A/K/A GREGORY LYNN VINCENT**, whose address is 6227 VICTORIA DR, PELHAM, AL 35124 and **JANICE L. VINCENT**, whose address is 6227 VICTORIA DR, PELHAM, AL 35124; 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 December 28, 2001 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

RECORDED ON 01-11-2002 IN SHELBY COUNTY, ALABAMA, INSTRUMENT # 2002-01980, MODIFICATION DATED 12-30-2002  
RECORDED ON 01-14-2003 IN SHELBY COUNTY, ALABAMA, INSTRUMENT # 20030114000026910.

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

See EXHIBIT A, which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 6227 VICTORIA DR, PELHAM, AL 35124.

**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 to \$105,000.

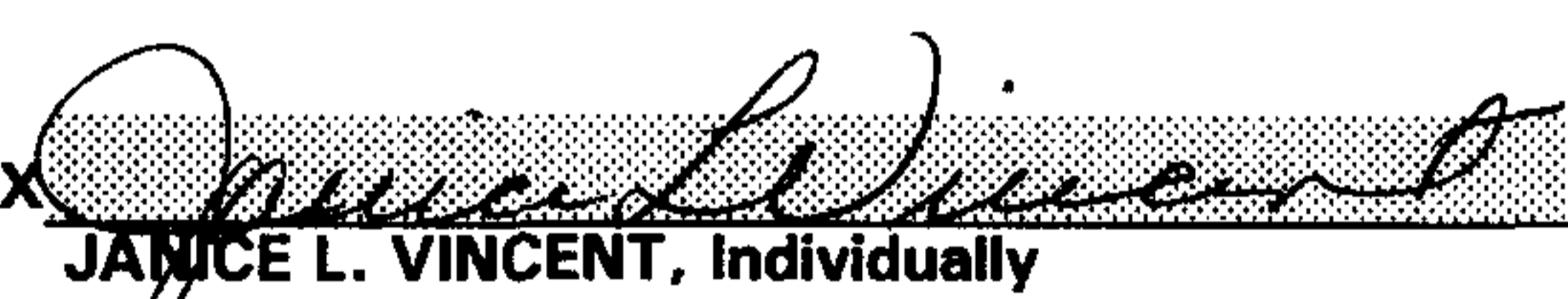
**CONTINUING VALIDITY.** Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's 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 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 JANUARY 16, 2004.**

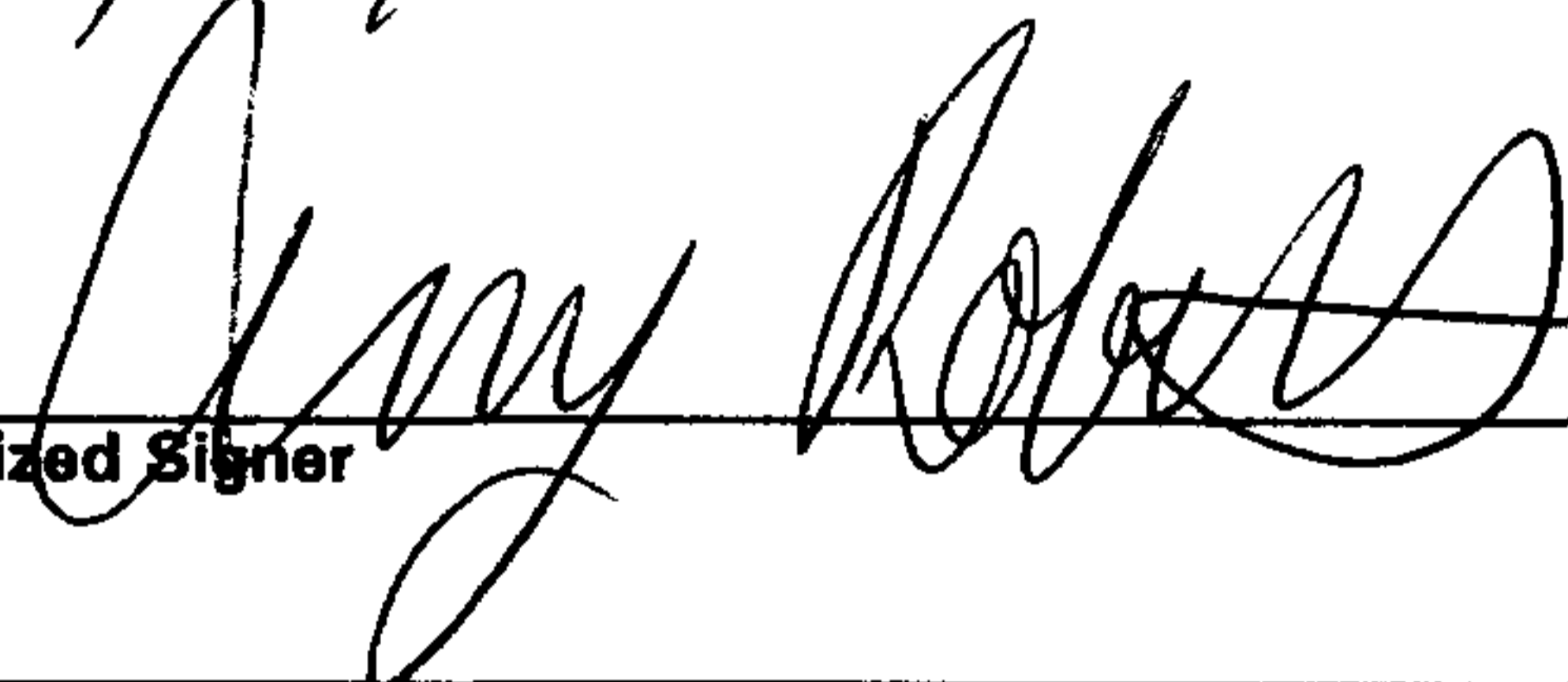
**THIS MODIFICATION IS GIVEN UNDER SEAL AND IT IS INTENDED THAT THIS MODIFICATION IS AND SHALL CONSTITUTE AND HAVE THE EFFECT OF A SEALED INSTRUMENT ACCORDING TO LAW.**

**GRANTOR:**

X  (Seal)  
GREGORY L. VINCENT, Individually

X  (Seal)  
JANICE L. VINCENT, Individually

**LENDER:**

X  (Seal)  
Authorized Signer

This Modification of Mortgage prepared by:


Name: AMANDA MAXFIELD  
Address: P.O. BOX 830721  
City, State, ZIP: BIRMINGHAM, AL 35283

MODIFICATION OF MORTGAGE  
(Continued)

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 **GREGORY L. VINCENT and JANICE L. VINCENT, 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.

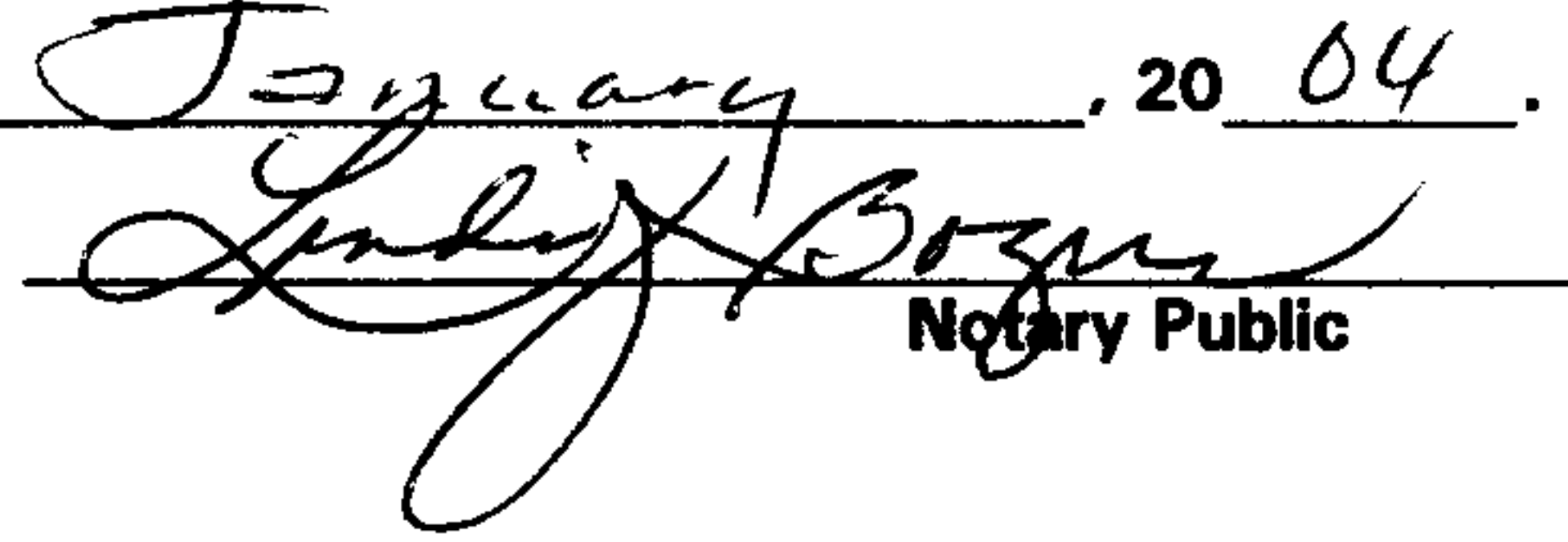
Given under my hand and official seal this 16 day of Jan, 2004.  
  
Notary Public

My commission expires 1-30-07

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 Amy Roberts a corporation, is signed to the foregoing Modification and who is known to me, acknowledged before me on this day that, being informed of the contents of said Modification of Mortgage, 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 16th day of January, 2004.  
  
Notary Public

MY COMMISSION EXPIRES  
MY December 11, 2006  
~~December 11, 2006~~

## **SCHEDULE "A"**

**THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY,  
ALABAMA, TO-WIT:**

**LOT 49, ACCORDING TO THE SURVEY OF VALLEY STATION, SECOND SECTOR AS  
RECORDED IN MAP BOOK 7, PAGE 48, IN THE PROBATE OFFICE OF SHELBY  
COUNTY, ALABAMA.**

**SOURCE OF TITLE: DEED INSTRUMENT NUMBER 19880920000284890**

**KNOWN 6227 VICTORIA DRIVE**

**PARCEL: 109290002052035**