

WHEN RECORDED MAIL TO:



HUNTER, MICHAEL W

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

2004022300089790

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

07049822894

32.00

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated February 3, 2004, is made and executed between **MICHAEL W. HUNTER**, whose address is **3010 OAK MEADOWS CIRCLE, BIRMINGHAM, AL 35242** and **CYNTHIA K. HUNTER**, whose address is **3010 OAK MEADOWS CIRCLE, BIRMINGHAM, AL 35242**; husband and wife (referred to below as "Grantor") and **AmSouth Bank**, whose address is **1849 Highway 31 South, Birmingham, AL 35244** (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 9, 1997 (the "Mortgage") which has been recorded in **SHELBY County, State of Alabama**, as follows:

RECORDED IN SHELBY COUNTY, 07/01/1997, INST#1997-20531; RECORDED IN SHELBY COUNTY, 03/09/2001, INST#2001-08332; MODIFIED FEBRUARY 3, 2004.

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

LOT 6, ACCORDING TO THE SURVEY OF OAK MEADOWS, 1ST SECTOR, AS RECORDED IN MAP BOOK 20, PAGE 71 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SOURCE OF TITLE: DEED DOCUMENT # 19961202000394101

The Real Property or its address is commonly known as **3010 OAK MEADOWS CIRCLE, 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 coverages, other charges and any amounts expended or advanced as provided in the Mortgage) is hereby increased from \$35,000.00 to \$45,000.00.


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 FEBRUARY 3, 2004.

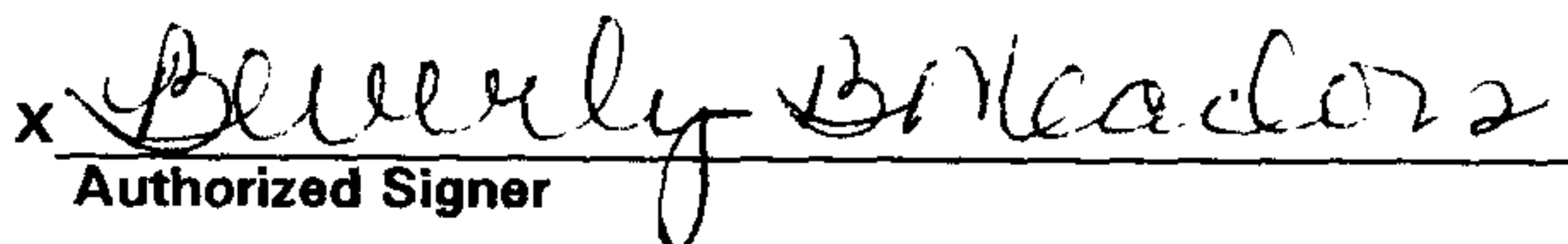
THIS MODIFICATION IS GIVEN UNDER SEAL AND IT IS INTENDED THAT THIS MODIFICATION IS AND SHALL CONSTITUTE AND HAVE THE EFFECT OF A SEALED INSTRUMENT ACCORDING TO LAW.

GRANTOR:

x  (Seal)
MICHAEL W. HUNTER, Individually

x  (Seal)
CYNTHIA K. HUNTER, Individually

LENDER:

x  (Seal)
Authorized Signer

This Modification of Mortgage prepared by:

**Name: JATONIA DIAL
Address: P.O. BOX 830721
City, State, ZIP: BIRMINGHAM, AL 35283**

MODIFICATION OF MORTGAGE
(Continued)

20040223000089790 Pg 2/2 29.00
Shelby Cnty Judge of Probate, AL
02/23/2004 09:18:00 FILED/CERTIFIED

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **MICHAEL W. HUNTER and CYNTHIA K. HUNTER, 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 3 day of February, 2004
Susan K. Wilken
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar 21, 2005
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My commission expires

LENDER ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that _____ 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 3 day of February, 2004
Lori M. Crowl
Notary Public

MY COMMISSION EXPIRES

My commission expires APRIL 16, 2006