

**RECORDATION REQUESTED BY:**

SouthTrust Bank  
Brook Highland 320  
5376 Highway 280  
Birmingham, AL 35242

20040729000422840 Pg 1/2 51.50  
Shelby Cnty Judge of Probate, AL  
07/29/2004 15:44:00 FILED/CERTIFIED

**WHEN RECORDED MAIL TO:**

SouthTrust Bank, Loan Operations  
Mortgage Recording - File Management  
P O Box 2233  
Birmingham, AL 35201

**SEND TAX NOTICES TO:**

GARY L DIMON  
WANDA D DIMON  
282 WESTOVER CIRCLE  
HARPERSVILLE, AL 35078

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

**MODIFICATION OF MORTGAGE**



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**THIS MODIFICATION OF MORTGAGE** dated June 4, 2004, is made and executed between **GARY L DIMON and WANDA D DIMON; HUSBAND AND WIFE** (referred to below as "Grantor") and SouthTrust Bank, whose address is 5376 Highway 280, Birmingham, AL 35242 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated October 19, 2001 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

**RECORDED 2-18-2002 INSTRUMENT # 2002-08099.**

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

COMMENCE AT THE SE CORNER OF SECTION 24 TOWNSHIP 19 SOUTH RANGE 1 EAST THENCE RUN NORTH ALONG SAID SECTION LINE A DISTANCE OF 571.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 350.00 FEET; THENCE TURN AN ANGLE OF 90 DEG 00 IN 00 SEC LEFT RUN A DISTANCE OF 247.37 FEET; THENCE TURN AN ANGLE OF 90 DEG 00 MIN 00 SEC LEFT AND RUN A DISTANCE OF 350.00 FEET THENCE TURN AN ANGLE OF 90 DEG 00 MIN 00 SEC LEFT ADD RUN A DISTANCE OF 247.37 FEET TO THE POINT OF BEGINNING.

The Real Property or its address is commonly known as 282 WESTOVER CIRCLE, HARPERSVILLE, AL 35078.

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

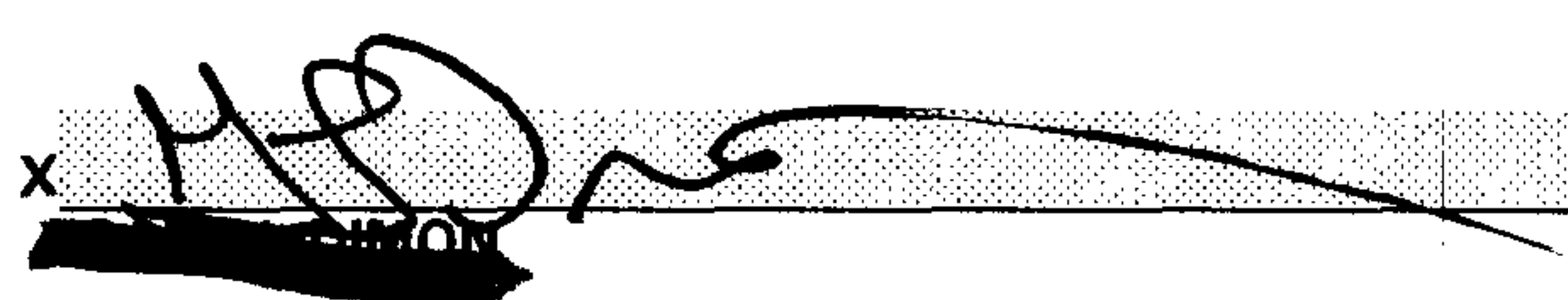
**INCREASE MORTGAGE FROM \$100,000 TO \$125,000. FOR MORTGAGE TAX PURPOSES, THIS LINE WAS INCREASED BY \$25,000.**

**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 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 4, 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.**

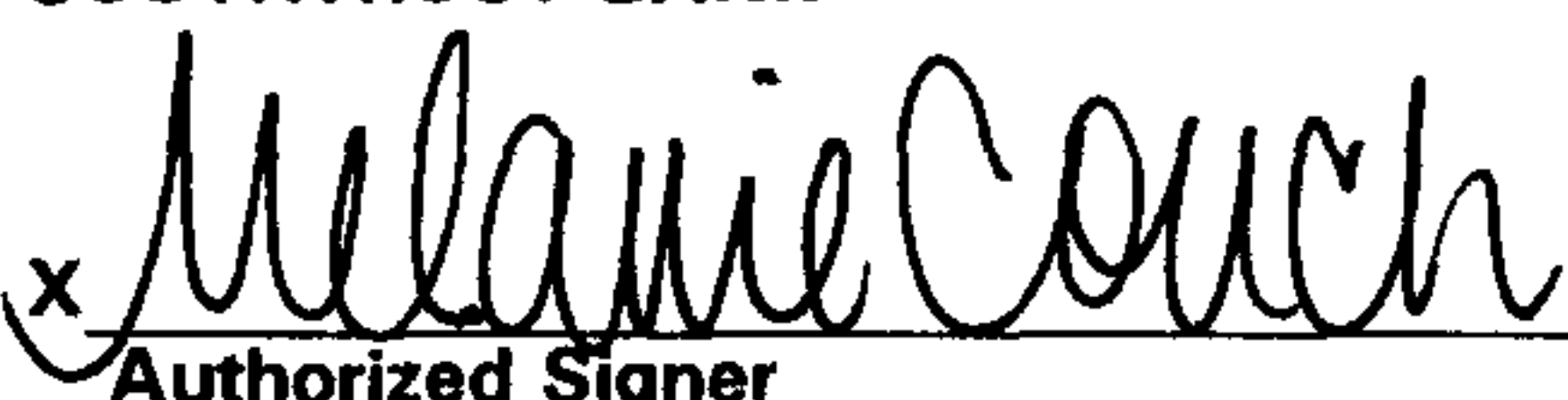
**GRANTOR:**

X  (Seal)

X  (Seal)

**LENDER:**

**SOUTHTRUST BANK**

X  (Seal)  
Authorized Signer

**This Modification of Mortgage prepared by:**

Name: ANGELITA TURNER, Loan Processor  
Address: 220 Wildwood Parkway  
City, State, ZIP: Homewood, AL 35209



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MODIFICATION OF MORTGAGE  
(Continued)

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama

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COUNTY OF Jefferson

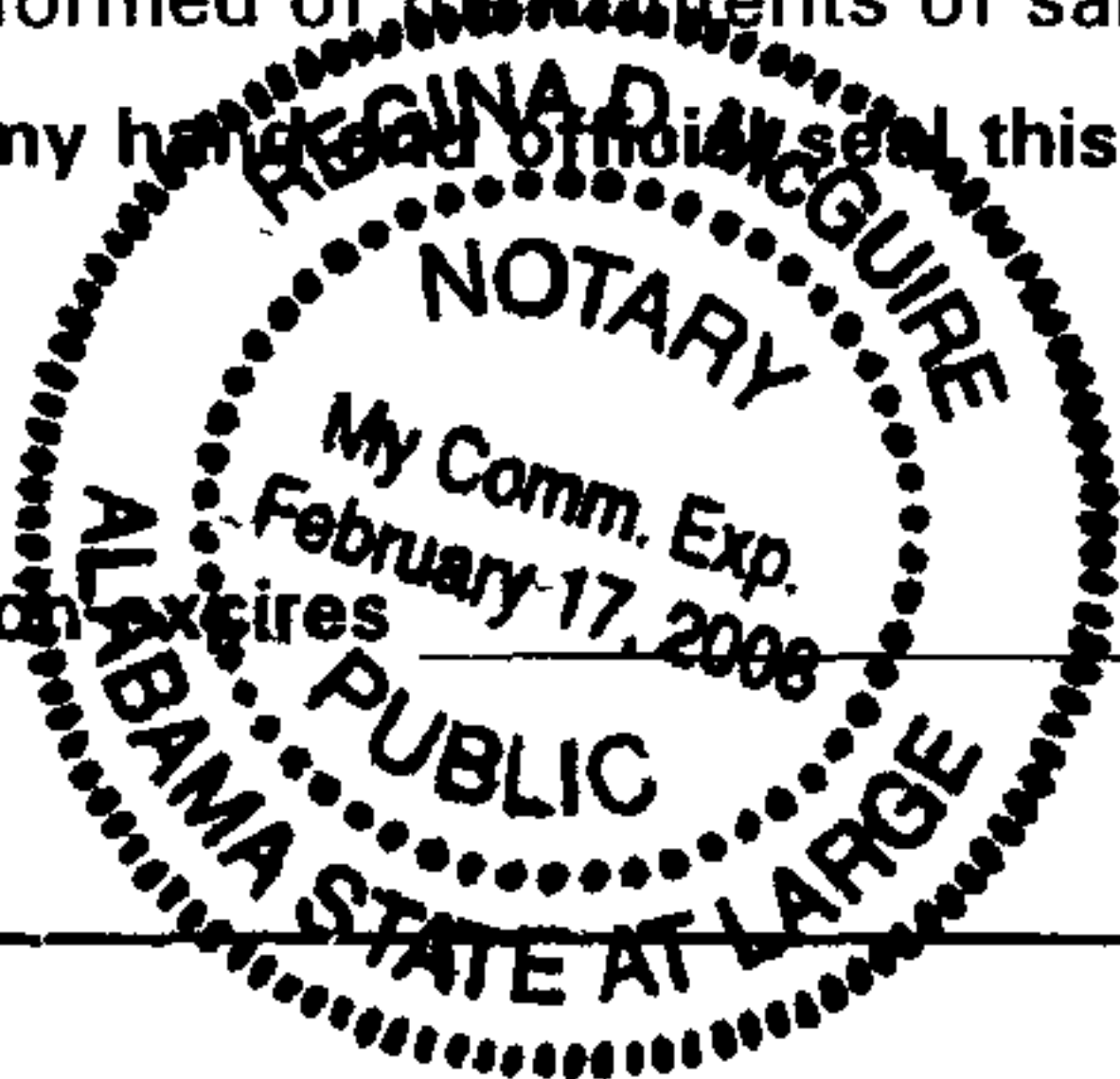
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I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **GARY L DIMON and WANDA D DIMON, HUSBAND AND WIFE**, whose names are signed to the foregoing instrument, and who are known to me, acknowledged 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 4 day of July, 2004.

My commission expires



[Signature]  
Notary Public

LENDER ACKNOWLEDGMENT

STATE OF \_\_\_\_\_

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COUNTY OF \_\_\_\_\_

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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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_