


STATE OF ALABAMA)
SHELBY COUNTY)


20050124000035120 Pg 1/3 39.50
Shelby Cnty Judge of Probate, AL
01/24/2005 10:40:00 FILED/CERTIFIED

THIRD AMENDMENT TO MORTGAGE

This Third Amendment to Mortgage entered into this 28th day of December 2004, on behalf of Brett Valentz and Spouse, Ashley Valentz (hereinafter called "Mortgagor") in favor of National Bank of Commerce of Birmingham, a national banking association (the "Lender").

A. By Real Estate Mortgage recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Mortgage Instrument 20030313000152150 (the "Mortgage"), the Mortgagor granted a mortgage to the Lender to secure indebtedness in the original principal amount of \$30,900.00 00 (the "Loan"), and increased to \$42,000.00 by Amendment to Mortgage dated July 15, 2003 and recorded in Instrument 20030801000497960 (the "Amendment to Mortgage"), and further increased to \$60,000.00 by Second Amendment to Mortgage dated January 26, 2004 and recorded in Instrument 20040210000068510 (the "Second Amendment to Mortgage"), the Mortgagor, granted a mortgage to the Lender on real property described as:

LOT 532, ACCORDING TO THE SURVEY OF EAGLE POINT, 5TH SECTOR, AS RECORDED IN MAP BOOK 18, PAGE 138, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

B. The Mortgagor has requested the Lender extend additional credit, and the Lender has agreed to extend additional credit, on the condition, among other things, that the Mortgagor execute and deliver this amendment to Mortgage.

AGREEMENT

1. Paragraph A of the Mortgage is hereby modified to read:

A. The Secured Line of Credit. Brett Valentz (hereinafter called the "Borrower", whether one or More) is now or may become in the future justly indebted to the Lender in the maximum principal amount of Seventy Five Thousand and no/100 -----(\$75,000.00) (the "Credit Limit") under a certain open-end line of credit established by the lender for Borrower pursuant to an agreement entitled "Home Equity Line Credit Agreement," executed by the Borrower in favor of the Lender, dated December 28, 2004 (the "Credit Agreement"). The Credit Agreement provides for an open-end credit plan under which the borrower may borrow and repay, and reborrow and repay, amounts from the Lender up to a maximum principal amount at any one time outstanding not exceeding the Credit Limit.

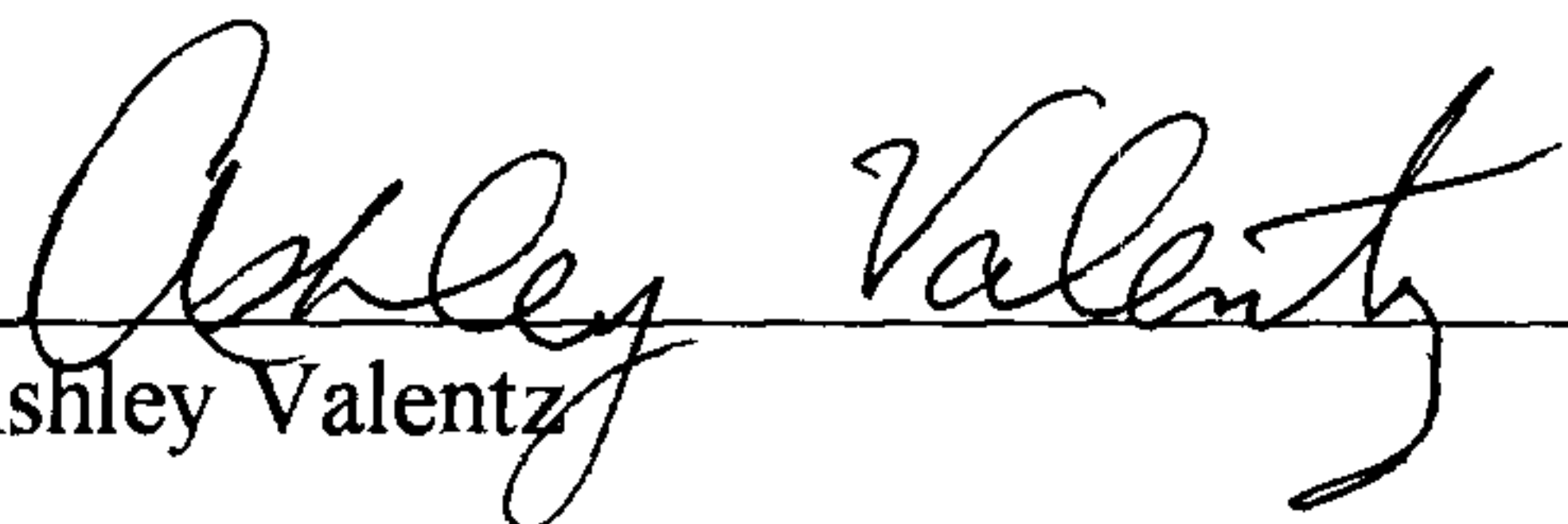
2. Paragraph C. of the Mortgage is hereby modified to read:


C. Mortgage Tax. This Mortgage secured open end or evolving indebtedness with residential real property or interests therein. Therefore, under sections 40-22-2 (1) b, Code of Alabama 1975, as amended, the mortgage filing privilege tax shall not exceed \$.15 for each \$100, or fraction thereof, of the Credit Limit of \$75,000.00 which is the maximum principal indebtedness, or fraction thereof, to be secured by this Mortgage at any one time. Although the interest rate payable on the line of credit may increase if the Index in effect on the first day of the billing cycle increases, the increased finance charges that may result are payable monthly under the Credit Agreement and there is no provision for negative amortization, capitalization of unpaid finance charges or other increase in the principal amount secured hereby over and above the Credit Limit. Therefore, the principal amount secured will never exceed the Credit Limit unless an appropriate amendment hereto is duly recorded and any additional mortgage tax due on the increased principal amount paid at the time of such recording.

3. Except as modified herein, the Mortgage shall remain in full force and effect.

IN WITNESS WHEREOF, each of the undersigned have caused this instrument to be executed on the day and year first above written.

BY: 
Brett Valentz

BY: 
Ashley Valentz

NATIONAL BANK OF COMMERCE
OF BIRMINGHAM

Vice President

**THIS AMENDMENT TO MORTGAGE SECURES ADDITIONAL INDEBTNESS
OF \$15,000.00.**

STATE OF ALABAMA)
COUNTY)

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I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Brett Valente and Ashley Valente, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 28 day of December, 2004.

AFFIX SEAL

Lisa R. Irvine

My Commission Expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE**
MY COMMISSION EXPIRES: Feb 3, 2007
WITNESSED THRU NOTARY PUBLIC UNDERWRITING

STATE OF ALABAMA)
COUNTY)

I, the undersigned authority, in and for said county in said state, hereby certify that Debra B. Parrott, whose name as Vice President of National Bank of Commerce of Birmingham, a national banking association, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she as such officer, and with full authority, executed the same voluntarily for and as the act of said banking association.

Given under my hand and official seal of office this 28 day of December, 2004.

AFFIX SEAL

Lisa R. Irvine

My Commission Expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE**
MY COMMISSION EXPIRES: Feb 3, 2007
WITNESSED THRU NOTARY PUBLIC UNDERWRITING

THIS INSTRUMENT PREPARED BY:

Carol J. Burt

National Bank of Commerce of Birmingham

P.O. Box 10686

Birmingham, AL 35202