

20050217000077170 Pg 1/3 63.50
Shelby Cnty Judge of Probate, AL
02/17/2005 08:23:00 FILED/CERTIFIED

1/28

WHEN RECORDED MAIL TO:



BUCHANAN, KENNETH R

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

20050191615170
07104999 31808

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

63.50

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated January 26, 2005, is made and executed between **KENNETH R BUCHANAN**, whose address is 809 BISHOP CT, BIRMINGHAM, AL 35242 and **LAURIE M BUCHANAN**, whose address is 809 BISHOP CT, BIRMINGHAM, AL 35242; husband and wife (referred to below as "Grantor") and **AmSouth Bank**, whose address is 200 Corporate Ridge North, Birmingham, AL 35242 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated February 25, 2003 (the "Mortgage") which has been recorded in JEFFERSON County, State of Alabama, as follows:

RECORDED IN INST#20030311000146450 MARCH 11, 2003 SHELBY COUNTY, ALABAMA; MODIFIED JANUARY 26, 2005.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in ~~JEFFERSON~~ **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 809 BISHOP CT, 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 overages, other charges and any amounts expended or advanced as provided in the Mortgage) is hereby increased from \$50,000 to \$81,000.

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 26, 2005.

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.

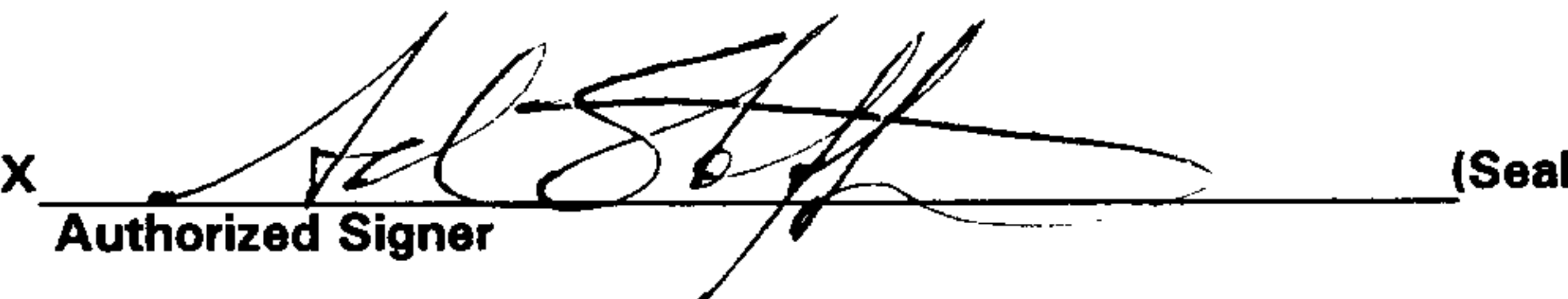
GRANTOR:

X  (Seal)
KENNETH R BUCHANAN

X  (Seal)
LAURIE M BUCHANAN

LENDER:

AMSOUTH BANK

X  (Seal)
Authorized Signer

This Modification of Mortgage prepared by:

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

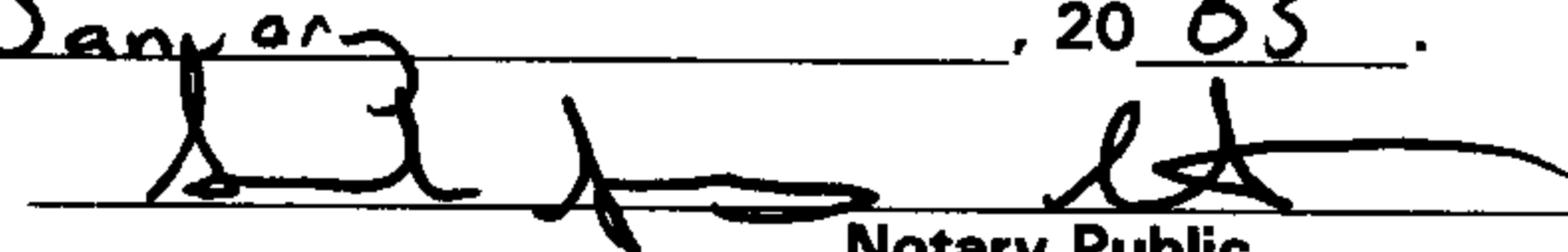
MODIFICATION OF MORTGAGE
(Continued)

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 **KENNETH R BUCHANAN and LAURIE M BUCHANAN, 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 26 day of January, 20 05.


Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 15, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS

LENDER 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 ADAM STOFFREGEN 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 26 day of January, 20 05.


Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 15, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS

SCHEDULE "A"

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

**LOT 7, ACCORDING TO THE SURVEY OF GREYSTONE, 8TH SECTOR, PHASE I, AS
RECORDED IN MAP BOOK 21, PAGE 151 IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.**

KNOWN: 809 BISHOP COURT

PARCEL: 038280004007000