20050324000133740 1/3 $81.80
Shelby Cnty Judge of Probate, AL
03/24/2005 02:15:36PM FILED/CERT

3/8

WHEN RECORDED MAIL TO:

GUTHRIE, BARTON L

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

20050541027110
0711022079110

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

81.80

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated March 4, 2005, is made and executed between BARTON GUTHRIE , AKA BARTON L GUTHRIE, whose address is 2106 FLOWERWOOD DR , HOOVER, AL 35244; unmarried (referred to below as "Grantor") and AmSouth Bank, whose address is 1235 First Street North, Alabaster, AL 35007 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated February 18, 2004 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

RECORDED IN SHELBY COUNTY AL RECORDED DATE 03-03-04 INSTRUMENT NUMBER 20040303000108710 MOD 03-04-05.

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 2106 FLOWERWOOD DR , HOOVER, AL 35244.

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 $29,000 to $72200.

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 MARCH 4, 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)**
BARTON GUTHRIE

LENDER:

AMSOUTH BANK

X _____ **(Seal)**
Authorized Signer

This Modification of Mortgage prepared by:

Name: SHEILA PARKER
Address: P.O. BOX 830721
City, State, ZIP: BIRMINGHAM, AL 35283

INDIVIDUAL ACKNOWLEDGMENT

20050324000133740 2/3 $81.80
Shelby Cnty Judge of Probate, AL
03/24/2005 02:15:36PM FILED/CERT

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 **BARTON GUTHRIE , unmarried,** 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 Modification, he or she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4 **day of** March, 20 05

Maria Faye Gough
Notary Public

My commission expires 5·7·06

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 AmSouth Bank Justin A Moss 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 4 **day of** March, 20 05

Maria Faye Gough
Notary Public

My commission expires 5·7·06

LASER PRO Lending, Ver. 5.24.10.002 Copr. Harland Financial Solutions, Inc. 1997, 2005. All Rights Reserved. - AL S:\CFI\LPL\G201.FC TR-178407 PR-19

20050324000133740 3/3 $81.80
Shelby Cnty Judge of Probate,AL
03/24/2005 02:15:36PM FILED/CERT

SCHEDULE "A"

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF SHELBY, ALABAMA:

LOT 7, ACCORDING TO THE SURVEY OF FIRST ADDITION TO RIVERCHASE WEST, AS RECORDED IN MAP BOOK 7, PAGE 2, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

KNOWN: 2106 FLOWERWOOD DRIVE

PARCEL: 235210005002000