20050506000219030 1/3 \$32.00 Shelby Cnty Judge of Probate, AL 05/06/2005 03:31:13PM FILED/CERT

WHEN RECORDED MAIL TO:



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

20050971046510

SPACE ABOVE THIS LINE IS FCR RECORDER'S USE ONLY

0704991843

MODIFICATION OF MORTGAGE

32.00

THIS MODIFICATION OF MORTGAGE dated April 14, 2005, is made and executed between DIANNE F WINDSOR, whose address is 213 WAGON TRL, ALABASTER, AL 35007; 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 January 12, 2001 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

RECORDED IN SHELBY COUNTY AL RECORDED DATE 01-25-01 INST 2001-02776 MOD 04-14-05.

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 213 WAGON TRL, ALABASTER, AL 35007.

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 \$40,000 to \$50,000.

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 APRIL 14, 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:

DIANNE F WINDSOR

LENDER:

AMSOUTH BANK

Authorized Signer

This Modification of Mortgage prepared by:

Name: SHEILA PARKER Address: P.O. BOX 830721

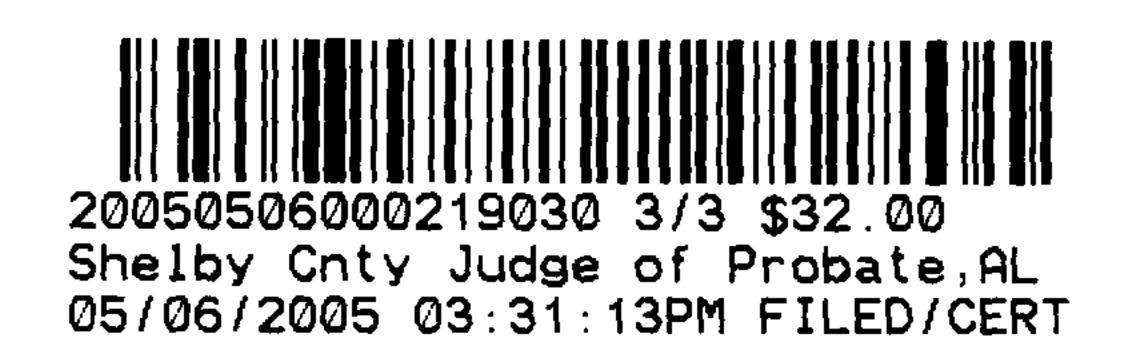
(Seal)

(Seal)

City, State, ZIP: BIRMINGHAM, AL 35283

IND	IVIDUAL ACKNOWLEDGME	
STATE OF AIABAMA		20050506000219030 2/3 \$32.00
STATE OF MINING		Shelby Cnty Judge of Probate, AL 05/06/2005 03:31:13PM FILED/CERT
COUNTY OF Shall) SS	
COUNTY OF		
I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that DIANNE F WINDSOR , 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	day of ARS	Douk Dorlar
		Notary Public
My commission expires/ / / /		
LENDER ACKNOWLEDGMENT		
$\Lambda \setminus \Lambda \mathcal{P} \wedge \dots \wedge$		
STATE OF MITHINA	\	
STATE OF ALA AMA)) SS	
COUNTY OF SMERS)))	
COUNTY OF SNE BY		that AMSouth BANK
country of Shells I, the undersigned authority, a Notary Public in and the second sec	for said county in said state, hereby certify a corporation, is signed to the for	egoing Modification and who is known to me,
I, the undersigned authority, a Notary Public in and to acknowledged before me on this day that, being infull authority, executed the same voluntarily for and	for said county in said state, hereby certify a corporation, is signed to the for formed of the contents of said Modification as the act of said corporation.	egoing Modification and who is known to me,
country of Shells I, the undersigned authority, a Notary Public in and the second sec	for said county in said state, hereby certify a corporation, is signed to the for	egoing Modification and who is known to me,
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I, the undersigned authority, a Notary Public in and to acknowledged before me on this day that, being infull authority, executed the same voluntarily for and	for said county in said state, hereby certify a corporation, is signed to the for formed of the contents of said Modification as the act of said corporation.	egoing Modification and who is known to me, of Mortgage, he or she, as such officer and with 1.2005 1.046 Duyle Duyle

LASER PRO Lending, Ver. 5.25.30.001 Copr. Harland Financial Solutions, Inc. 1997, 2005. All Rights Reserved. - AL S:\CFI\LPL\G201.FC TR-182111 PR-19



SCHEDULE "A"

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

LOT 19, ACCORDING TO THE SURVEY OF APACHE RIDGE, SECTOR 6, AS RECORDED IN MAP BOOK 17 PAGE 145 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

KNOWN: 213 WAGON TRAIL

PARCEL: 137352005019000