

RECORDATION REQUESTED BY:

Wachovia Bank, National Association
Inverness 346
4651 Highway 280 East
Birmingham, AL 35243



20050523000247980 1/2 \$27.35
Shelby Cnty Judge of Probate, AL
05/23/2005 10:21:02AM FILED/CERT

WHEN RECORDED MAIL TO:

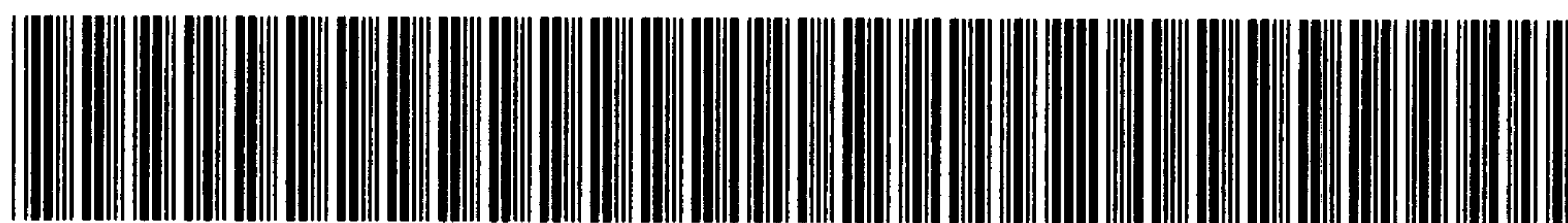
Wachovia Bank, National Association, Loan Operations
Mortgage Recording - File Management
P O Box 2233
Birmingham, AL 35201

SEND TAX NOTICES TO:

BART A MCKINNEY
STEPHANIE MCKINNEY
126 ASHFORD CIRCLE
BIRMINGHAM, AL 35242

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE



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THIS MODIFICATION OF MORTGAGE dated March 7, 2005, is made and executed between BART A MCKINNEY and STEPHANIE MCKINNEY; HUSBAND AND WIFE (referred to below as "Grantor") and Wachovia Bank, National Association, whose address is 4651 Highway 280 East, Birmingham, AL 35243 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated July 28, 2004 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

RECORDING DATE: SEPTEMBER 15, 2004 INSTRUMENT #20040915000513960 IN SHELBY COUNTY, ALABAMA.

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

LOT 2305 ACCORDING TO THE SURVEY OF HIGHLAND LAKES, 23RD SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 32, PAGE 19, THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA

TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREA ALL AS MORE PARTICULARLY DESCRIBED IN DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, RECORDED AS INSTRUMENT #1994-07111 AND AMENDED IN INST. #1996-17543 AND FURTHER AMENDED IN #199-31095 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 23RD SECTOR, RECORDED AS INSTRUMENT NO 20031010000683510 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREIN AFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION").

The Real Property or its address is commonly known as 126 ASHFORD CIRCLE, BIRMINGHAM, AL 35242.

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

Whereas **BART A MCKINNEY & STEPHANIE MCKINNEY** and **SouthTrust Bank** entered into that certain Loan Agreement, Promissory Note and (Deed of Trust, Mortgage, Security Deed) dated **JULY 28, 2004** and recorded in the official records in **SHELBY** County, State; Whereas Wachovia Bank, National Association is the successor in interest to **SouthTrust Bank**; Whereas **BART A MCKINNEY & STEPHANIE MCKINNEY** and Wachovia Bank, National Association desire to enter into an agreement modifying that Loan Agreement, Promissory Note and (Deed of Trust, Mortgage, Security Deed) for the sole purpose of :

INCREASE MORTGAGE FROM \$84,174.00 TO \$93,000.00. FOR MORTGAGE TAX PURPOSES, THIS LINE WAS INCREASED BY \$8,826.00.

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 7, 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.

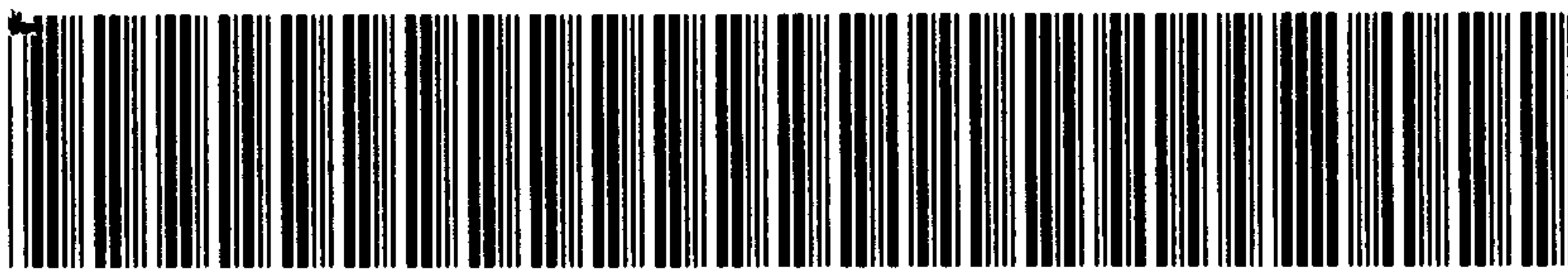
GRANTOR:

X Bart A McKinney (Seal)
BART A MCKINNEY

X Stephanie McKinney (Seal)
STEPHANIE MCKINNEY

LENDER:

WACHOVIA BANK, NATIONAL ASSOCIATION
X [Signature] (Seal)
Authorized Signer



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**MODIFICATION OF MORTGAGE
 (Continued)**

This Modification of Mortgage prepared by:

Name: TONYA BURNS, Loan Processor
 Address: 220 Wildwood Parkway
 City, State, ZIP: Homewood, AL 35209

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 **BART A MCKINNEY and STEPHANIE MCKINNEY, 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 March day of 20 05.

[Signature]
 Notary Public

MY COMMISSION

EXPIRES SEPTEMBER 9, 2007

My commission expires

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 Wachovia 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 March day of 20 05.

[Signature]
 Notary Public

MY COMMISSION

EXPIRES SEPTEMBER 9, 2007

My commission expires