

**RECORDATION REQUESTED BY:**

Wachovia Bank, National Association  
Brook Highland 320  
5376 Highway 280  
Birmingham, AL 35242



20050531000259970 1/2 \$41.00  
Shelby Cnty Judge of Probate, AL  
05/31/2005 08:14:22AM FILED/CERT

**WHEN RECORDED MAIL TO:**

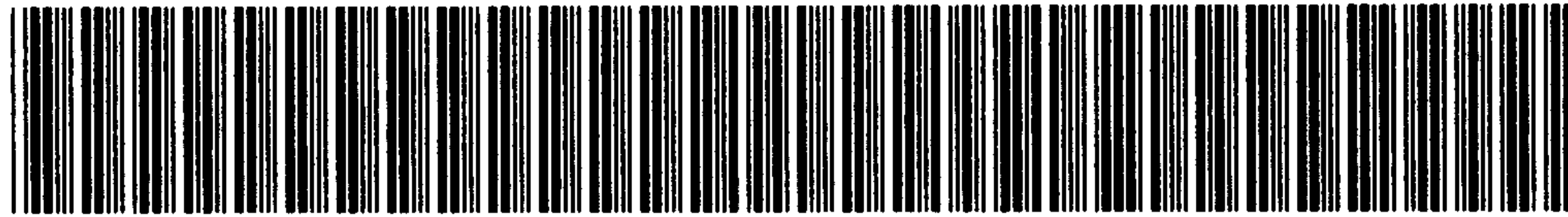
Wachovia Bank, National Association, Loan Operations  
Mortgage Recording - File Management  
P O Box 2233  
Birmingham, AL 35201

**SEND TAX NOTICES TO:**

WANDA JUNE BURKE; A/K/A: WANDA BURKE  
3039 OLD STONE DR  
BIRMINGHAM, AL 35242

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

**MODIFICATION OF MORTGAGE**



\*074000000000950027675400011 7\*

**THIS MODIFICATION OF MORTGAGE dated March 2, 2005, is made and executed between WANDA JUNE BURKE; A/K/A: WANDA BURKE; UNMARRIED (referred to below as "Grantor") and Wachovia Bank, National Association, whose address is 5376 Highway 280, Birmingham, AL 35242 (referred to below as "Lender").**

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated July 19, 2000 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

**RECORDING DATE: DECEMBER 11, 2000 INSTRUMENT #2000-42577 IN SHELBY COUNTY, ALABAMA.**

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

LOT 18, BLOCK 2, ACCORDING TO THE SURVEY OF TOWN OF ADAM BROWN, PHASE 2, AS RECORDED IN MAP BOOK 8, PAGE 25, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

The Real Property or its address is commonly known as 3039 OLD STONE DR, BIRMINGHAM, AL 35242.

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

**Whereas WANDA JUNE BURKE and SouthTrust Bank entered into that certain Loan Agreement, Promissory Note and (Deed of Trust, Mortgage, Security Deed) dated JULY 19, 2000 and recorded in the official records in SHELBY County, State; Whereas Wachovia Bank, National Association is the successor in interest to SouthTrust Bank; Whereas WANDA JUNE BURKE 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 \$22,000.00 TO \$40,000.00. FOR MORTGAGE TAX PURPOSES, THIS LINE WAS INCREASED BY \$18,000.00.**

**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 endorser 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 2, 2005.**

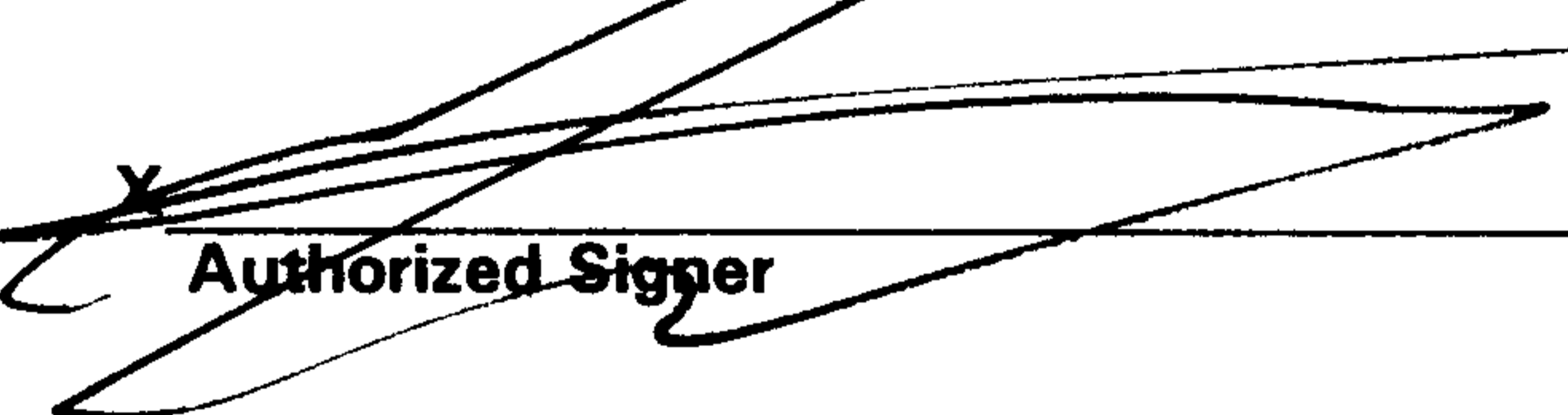
**THIS MODIFICATION IS GIVEN UNDER SEAL AND IT IS INTENDED THAT THIS MODIFICATION IS AND SHALL CONSTITUTE AND HAVE THE EFFECT OF A SEALED INSTRUMENT ACCORDING TO LAW.**

**GRANTOR:**

X  (Seal)  
WANDA JUNE BURKE; A/K/A: WANDA BURKE

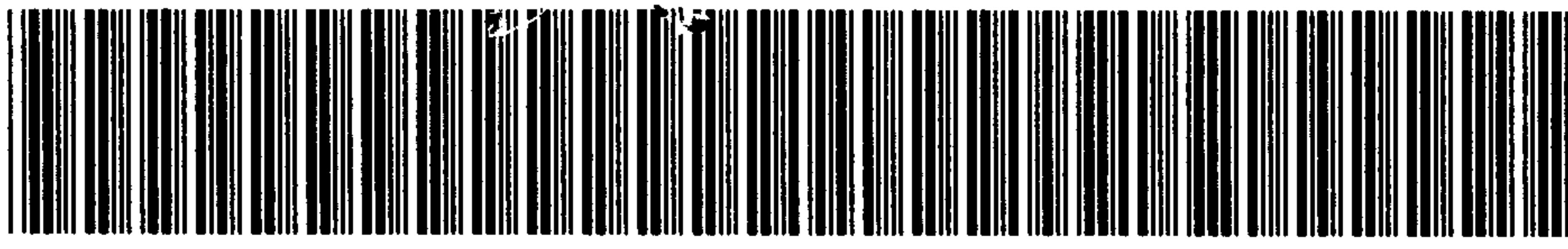
**LENDER:**

**WACHOVIA BANK, NATIONAL ASSOCIATION**

X  (Seal)  
Authorized Signer

**This Modification of Mortgage prepared by:**

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



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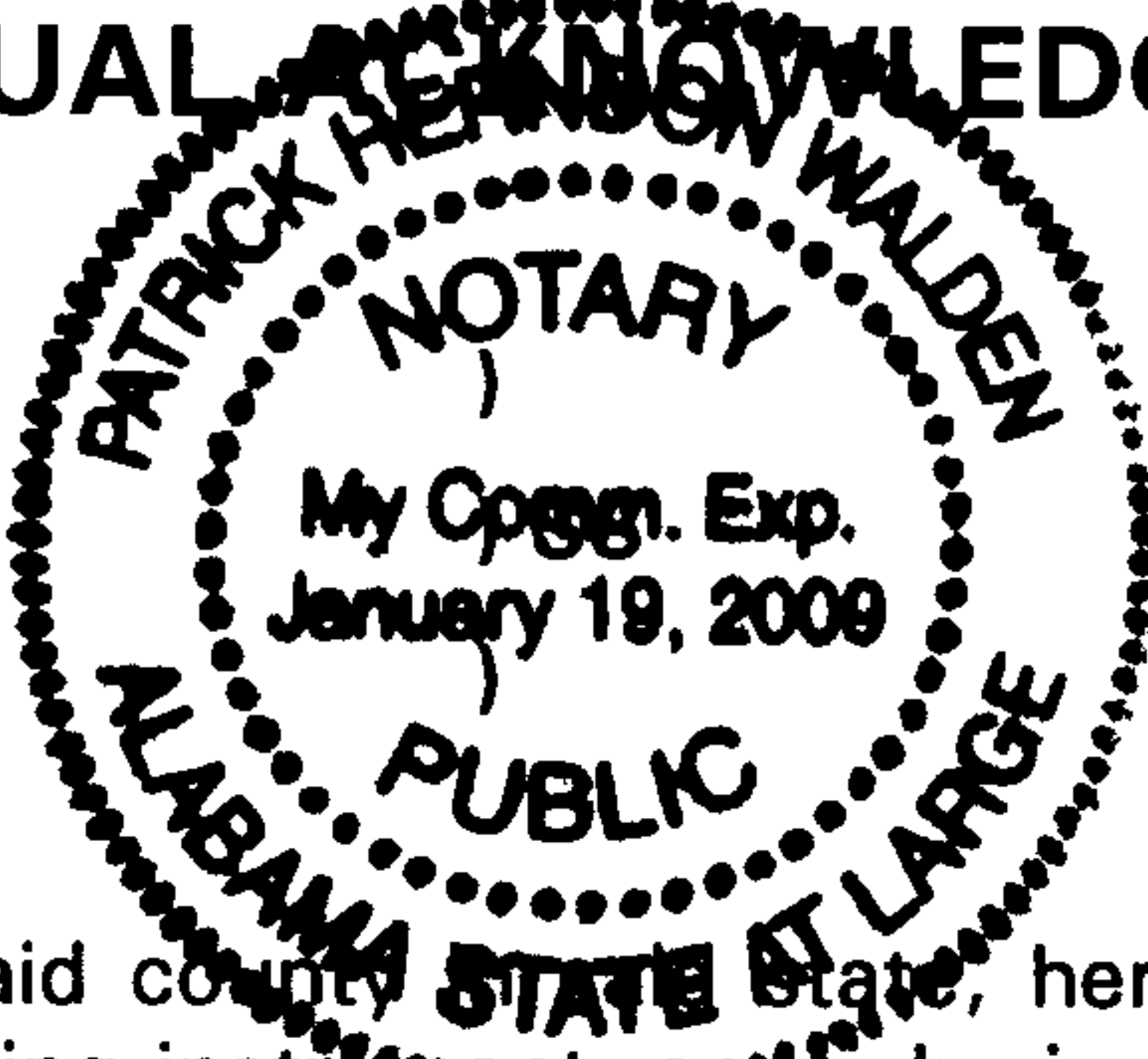
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**MODIFICATION OF MORTGAGE  
(Continued)**

**INDIVIDUAL ACKNOWLEDGMENT**

STATE OF Alabama

COUNTY OF Shelby



I, the undersigned authority, a Notary Public in and for said county, State, hereby certify that **WANDA JUNE BURKE; A/K/A: WANDA BURKE, 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 2<sup>nd</sup> day of March, 20 05.

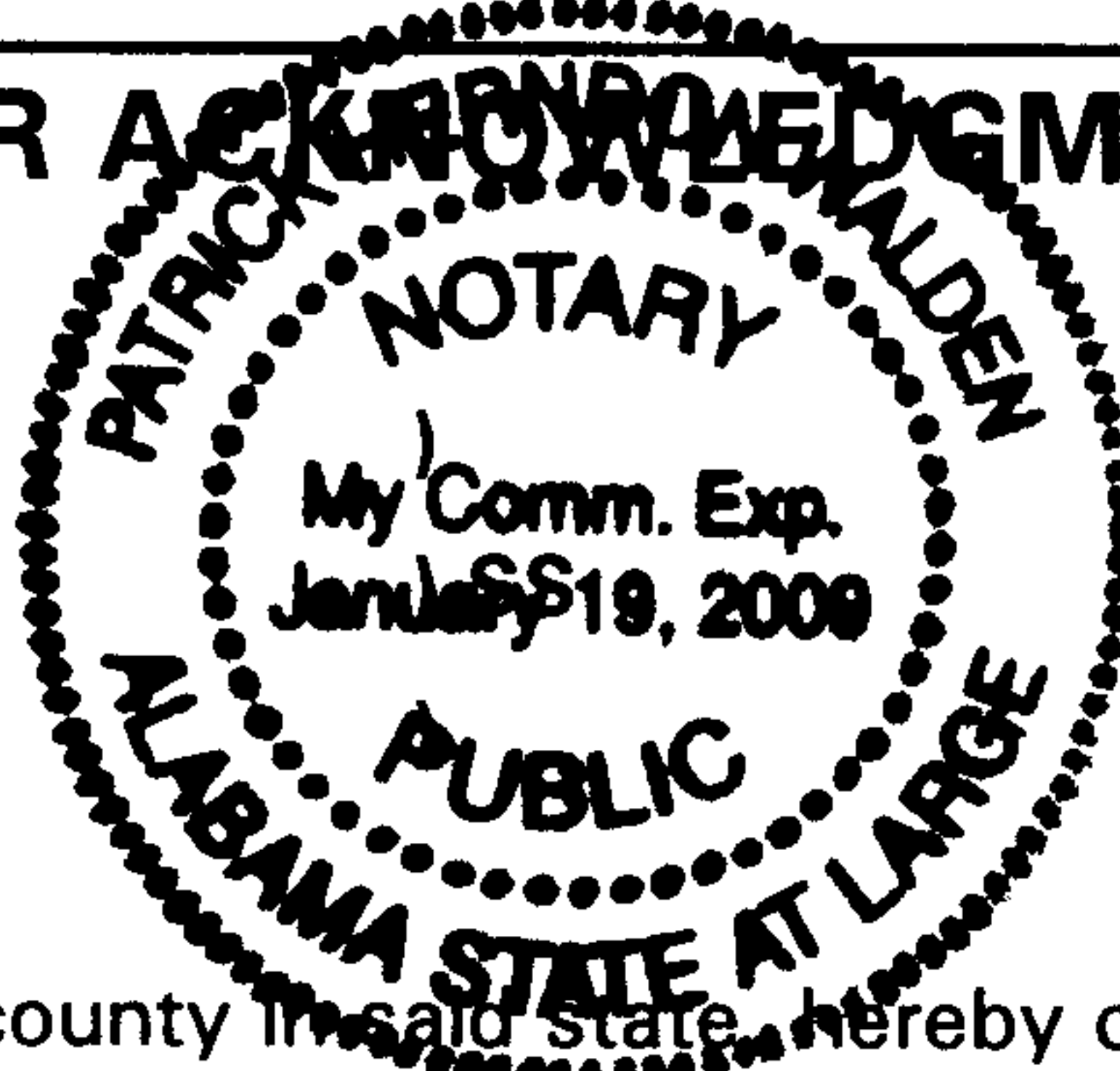
Patrick Herndon Walden  
Notary Public

My commission expires 1-19-09

**LENDER ACKNOWLEDGMENT**

STATE OF Alabama

COUNTY OF Shelby



I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Wachovia Bank 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 2<sup>nd</sup> day of March, 20 05.

Patrick Herndon Walden  
Notary Public

My commission expires 1-19-09