

RECORDATION REQUESTED BY:

Wachovia Bank, National Association
Pelham 338
3145 Highway 31 South
Pelham, AL 35124

2005053100026000 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
05/31/2005 08:14:25AM FILED/CERT

WHEN RECORDED MAIL TO:

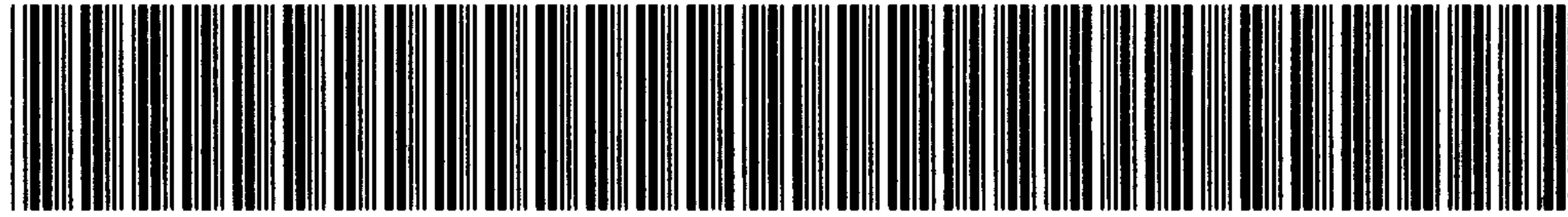
Wachovia Bank, National Association, Loan Operations
Mortgage Recording - File Management
P O Box 2233
Birmingham, AL 35201

SEND TAX NOTICES TO:

JILL S ROGERS
DEREK T ROGERS
466 CEDAR GROVE LANE
MAYLENE, AL 35114

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE



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THIS MODIFICATION OF MORTGAGE dated March 11, 2005, is made and executed between **JILL S ROGERS and DEREK T ROGERS; WIFE AND HUSBAND** (referred to below as "Grantor") and **Wachovia Bank, National Association**, whose address is 3145 Highway 31 South, Pelham, AL 35124 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated December 5, 2001 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

RECORDING DATE 1-8-2002 INSTRUMENT #2002-01213.

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

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN CITY OF MAYLENE BEING KNOWN AS LOT 15, CEDAR GROVE STERLING GATE SUBDIVISION, SECTION 1, PHASE 2, PLAT BOOK 24, PAGE 20 AND BEING MORE FULLY DESCRIBED IN DEED BOOK 2001 PAGE 12563 RECORDED ON 4-4-2001 AMONG THE LAND RECORDS OF SHELBY COUNTY, AL.

The Real Property or its address is commonly known as 466 CEDAR GROVE LANE, MAYLENE, AL 35114.

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

Whereas (DEREK T ROGERS AND JILL S ROGERS) and **SouthTrust Bank** entered into that certain Loan Agreement, Promissory Note and (**Mortgage**) dated **DECEMBER 5, 2001** and recorded in the official records in **SHELBY** County, State; Whereas **Wachovia Bank, National Association** is the successor in interest to **SouthTrust Bank**; Whereas (**DEREK T ROGERS AND JILL S ROGERS**) and **Wachovia Bank, National Association** desire to enter into an agreement modifying that Loan Agreement, Promissory Note and (**Mortgage**) for the sole purpose of :

INCREASE MORTGAGE FROM \$ 17,000.00 TO \$ 25,000.00. FOR MORTGAGE TAX PURPOSES, THIS LINE WAS INCREASED BY \$ 8,000.00.


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 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 11, 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)
JILL S ROGERS

X  (Seal)
DEREK T ROGERS

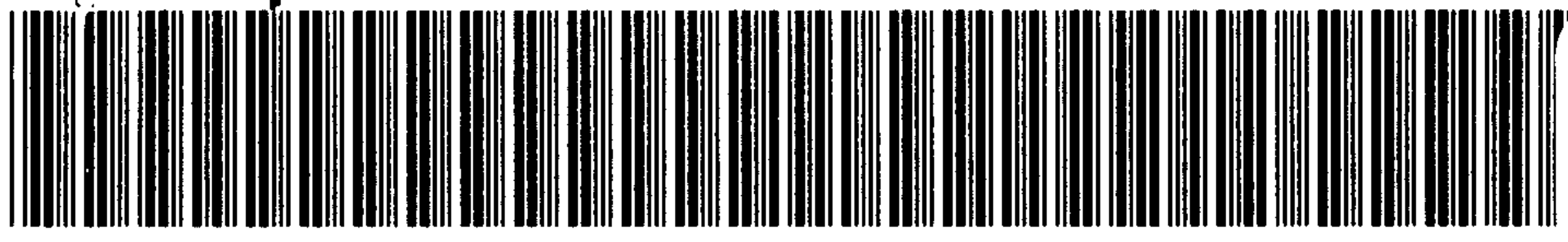
LENDER:

WACHOVIA BANK, NATIONAL ASSOCIATION

X  (Seal)
Authorized Signer


This Modification of Mortgage prepared by:

Name: ROBIN GREEN, Loan Processor
Address: 220 Wildwood Parkway
City, State, ZIP: Homewood, AL 35209



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20050531000260000 2/2 \$26.00
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**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 **JILL S ROGERS and DEREK T ROGERS, WIFE AND HUSBAND**, 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 11th day of April March, 20 05.

Maugh Jones
Notary Public

My commission expires OCTOBER 26, 2007

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 11th day of March, 20 05.

Maugh Jones
Notary Public

My commission expires OCTOBER 26, 2007