



20050714000353330 1/3 \$219.50
Shelby Cnty Judge of Probate, AL
07/14/2005 02:01:12PM FILED/CERT

WHEN RECORDED MAIL TO:

AmSouth Bank
Attn: Sheila Cook
P.O. Box 830734
Birmingham, AL 35283

20051641720590

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

4327130000041304

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated June 28, 2005, is made and executed between **THOMAS O'NEAL BLACKERBY, IV**, whose address is 300 MARINA RD, SHELBY, AL 35143 and **DEBRA SMITH BLACKERBY**, whose address is 300 MARINA RD, SHELBY, AL 35143; husband and wife (referred to below as "Grantor") and **AmSouth Bank**, whose address is 1592 Montgomery Highway, Birmingham, AL 35216 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 11, 2003 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

RECORDED 06-30-03, SHELBY CO, AL, BK, I#20030630000408150; AND MODIFIED ON 06-28-2005.

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

LOT 32, ACCORDING TO A RESURVEY OF VILLAGE PARRISH, A TOWNHOME COMMUNITY, AS RECORDED IN MAP BOOK 24 PAGE 75 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

The Real Property or its address is commonly known as 300 MARINA RD, SHELBY, AL 35143.

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 \$150,000 to \$285,000.

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 JUNE 28, 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 Thomas O'Neal Blackerby IV (Seal)
THOMAS O'NEAL BLACKERBY, IV

X Debra Smith Blackerby (Seal)
DEBRA SMITH BLACKERBY

LENDER:

AMSOUTH BANK

X [Signature] (Seal)
Authorized Signer


This Modification of Mortgage prepared by:

**Name: LEAH PAYNE
Address: P.O. BOX 830721
City, State, ZIP: BIRMINGHAM, AL 35283**

MODIFICATION OF MORTGAGE
(Continued)

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF Jefferson)


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I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **THOMAS O'NEAL BLACKERBY, IV and DEBRA SMITH BLACKERBY, 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 28th day of June, 2005.

Natasha [Signature]
MY COMMISSION EXPIRES MARCH 14, 2009
Notary Public

My commission expires MY COMMISSION EXPIRES MARCH 14, 2009

LENDER ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Jeremy Jones of AmSouth 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 28th day of June, 2005.

Natasha [Signature]
Notary Public

My commission expires MY COMMISSION EXPIRES MARCH 14, 2009

Lot 32, according to a Resurvey of Village Parrish, a Townhome community, as recorded in Map Book 24 page 75 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



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CAHABA TITLE, INC.

Issue
Date: June 28, 2005

1900 Indian Lake Drive
Birmingham, AL 35244

(Insert above line name of Agency)

By: *[Signature]*
Authorized Signatory