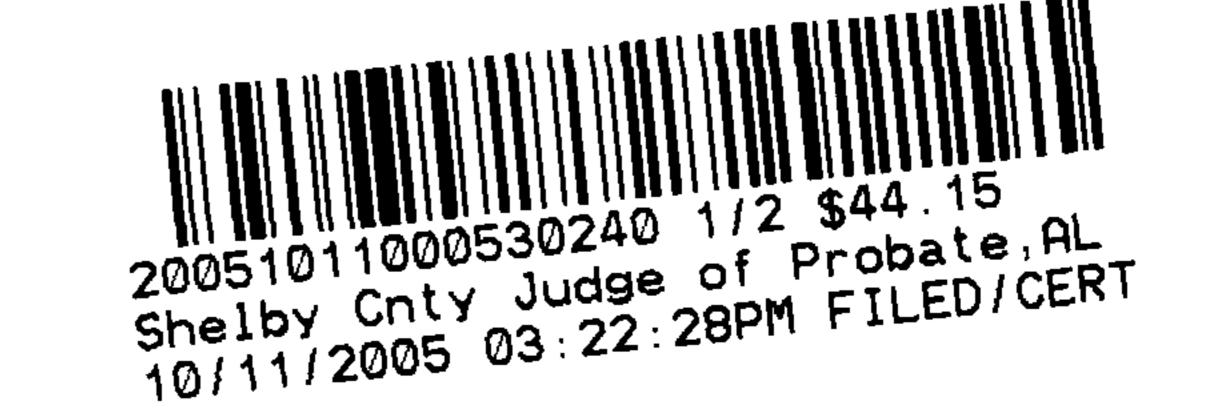
RECORDATION REQUESTED BY:

Compass Ban < BHAM INVERNESS 104 INVERNESS PLAZA BIRMINGHAM, AL 35242



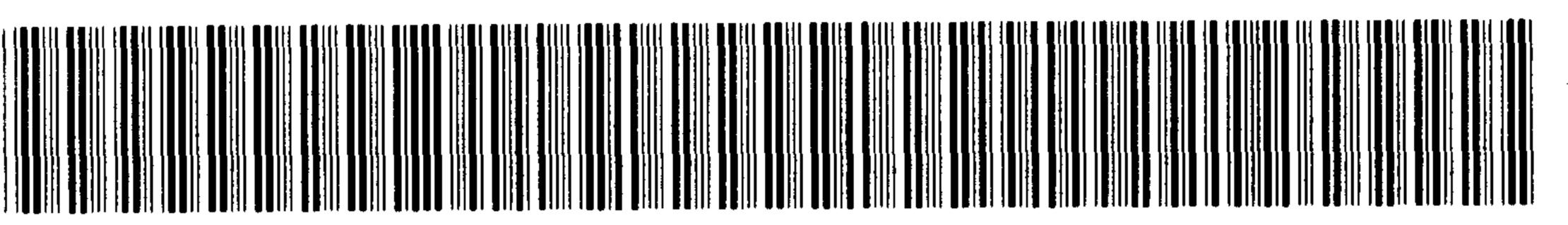
WHEN RECORDED MAIL TO:



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

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE



07700004355760000600868TSYS0740 40000174617

THIS MODIFICATION OF MORTGAGE dated August 24, 2005, is made and executed between ROBERT W PHARE AND SPOUSE, RITA K PHARE, WHOSE ADDRESS IS 9008 EAGLE VALLEY LN BIRMINGHAM AL 35242 (referred to below as "Grantor") and Compass Bank, whose address is 104 INVERNESS PLAZA, BIRMINGHAM, AL 35242 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated October 10, 2003 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

RECORDED 10/31/2003, INSTRUMENT/FILM NUMBER 20031031000725160, JUDGE OF PROBATE.

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

LOT 1617, ACCORDING TO THE SURVEY OF EAGLE POINT - 16TH SECTOR, AS RECORDED IN MAP BOOK 27, PAGE 92, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

The Real Property or its address is commonly known as 9008 EAGLE VALLEY LN, BIRMINGHAM, AL 35242.

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

The \$99,900 00 principal amount of the line of credit secured by the original Mortgage, Deed of Trust or Security Deed is changed to \$120,000.00 and this change in the principal amount is evidenced by a Credit Agreement executed by some or all of the Grantors and dated the same date as this Modification. The Credit Agreement executed with this Modification and this Modification do not change the maturity date of the original Mortgage, Deed of Trust, or Security Deed.

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 ntention 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.

ERRORS AND OMISSIONS. The parties agree agrees that if deemed necessary by Lender or any agent closing the loan, change in terms, or renewal in conjunction with this Modification ("the Loan"), Lender or the agent may correct and adjust this document and any other documents executed in connection with the Loan ("Related Documents") on behalf of any other party, as if such other party were making the correction or adjustment, in order to correct clerical errors. A clerical error is information in a document that is missing or that does not reflect accurately another party's agreement with Lender at the time the document was executed. If any such clerical errors are material changes, the other party agrees to fully cooperate in correcting such errors within 30 days of the date of mailing by Lender of a request to do that. Any change in the documents after they are signed to reflect a change in the agreement of the parties is an "alteration" or "amendment," which must be in writing and signed by the party that will be bound by the change.

JURISDICTION. Except as otherwise provided, any legal action or proceeding arising out of or relating to the loan or other extension of credit secured by this instrument, or to enforce and defend any rights, remedies, or provisions contained in this instrument, (a "Proceeding") shall be instituted in the federal court for or the state court sitting in the county where Lender's office that made this loan is located. With respect to any Proceeding, brought by or against Lender, each of the other parties hereto, to the fullest extent permitted by law: (i) waives any objections that each such party may now or hereafter have based on venue and/or forum non conveniens of any Proceeding in such court; and (ii) irrevocably submits to the jurisdiction of any such court in any Proceeding. Notwithstanding anything to the contrary herein, Lender may commence legal proceedings or otherwise proceed against any other party in any other jurisdiction if determined by Lender to be necessary in order to fully enforce or exercise any right or remedy of Lender relating to this loan including without limitation realization upon collateral that secures this loan.

OWNER'S AFFIDAVIT ADDENDUM. An exhibit, titled "OWNER'S AFFIDAVIT ADDENDUM," is attached to this Modification and by this reference is made a part of this Modification just as if all the provisions, terms and conditions of the Exhibit had been fully set forth in this Modification.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED AUGUST 24, 2005.

NITENIDED TUAT THIS MADDIEICATION IS AND SHALL CONSTITUTE AND HAVE THE

THIS MODIFICATION IS GIVEN UNDER SEAL AND IT IS EFFECT OF A SEALED INSTRUMENT ACCORDING TO LA	AW.	THAT THIS MODIFICATION IS AND SHALL CONSTITUTE A	IND FIAV
X ROBERT W PHARE LENDER:	(Seal)	X Lita X. Phace RITA K PHARE	(Seal)
COMPASS BANK	(Seal)		
Authorized Signer			

MODIFICATION OF MORTGAGE (Continued)

Loan No: 4355760000600868

This Modification of Mortgage prepared by:

. - ______. . _ ____. . ______.

20051011000530240 2/2 \$44.15 Shelby Cnty Judge of Probate, AL 10/11/2005 03:22:28PM FILED/CERT

Name: CONNIE WASHINGTON, Document Preparer Address: P.O. Box 10343
City, State, ZIP: Birmingham, AL 35203

20051011000530240 2/2 \$44.15 Shelby Cnty Judge of Probate, AL ASHINGTON, Document Preparer 10/11/2005 03:22:28PM FILED/CERT

INDIVIDUAL ACKNOWLEDGMENT				
STATE OF ALWAY)			
COUNTY OF MULD) SS)			
	nty in said state, hereby certify that ROBERT W PHARE and RITA K PHARE, the known to me, acknowledged before me on this day that, being informed of the rily on the day the same bears date. day of ANGA., 2005.			
My commission expires $00/27/2007$	APANS V. LOVE NOVARY PUBLIC STATE OF ALABAMA COMM. CAP. 06-27-2007			
LENDER ACKNOWLEDGMENT				
STATE OF HIMOROMA)			
COUNTY OF SWELLY) SS)			
I, the ondersigned authority, a Notary Public in and for said county a corpor acknowledged before me on this day that, being informed of the of full authority, executed the same voluntarily for and as the act of s	ration, is signed to the foregoing Modification and who is known to me, contents of said Modification of Mortgage, he or she, as such officer and with			
Given under my hand and official seal this	day of			
My commission expires OQ/27/2007	Notary Public NOTABLE PLB 10 NOTABLE PLB 10 COMMAND PLB 10			
LASER PRO Lending. Ver. 5-24-10-202. Copr. Martanet Emancial Solution	ms and 1997 2005. All Brights Beserved. At L. CFLEPL G201 FC. TR 65851980. PR 54			