20051227000662240 1/3 $33.00
Shelby Cnty Judge of Probate,AL
12/27/2005 10:02:33AM FILED/CERT

**WHEN RECORDED MAIL TO:**

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

2005316110925O

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

0704990394 38

# MODIFICATION OF MORTGAGE

**THIS MODIFICATION OF MORTGAGE dated November 26, 2005, is made and executed between GREGORY N. MINARD, A/K/A GREGORY MINARD, whose address is 1029 COUNTRY CLUB CIR, HOOVER, AL 35244 and DEANNA N. MINARD, whose address is 1029 COUNTRY CLUB CIR, HOOVER, AL 35244; husband and wife (referred to below as "Grantor") and AmSouth Bank, whose address is 1849 Highway 31 South, Birmingham, AL 35244 (referred to below as "Lender").**

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated November 19, 1993 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

**RECORDED ON 12-02-1993 IN THE OFFICE OF THE JUDGE OF PROBATE FOR SHELBY COUNTY, ALABAMA IN OFFICIAL RECORDS BOOK 9316 PAGE 0842 AND MODIFIED ON 03-16-1995 AND RECORDED ON 04-10-1995 IN OFFICIAL RECORDS BOOK 9504 PAGE 4575 AND MODIFIED ON 11-26-2005.**

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

See SCHEDULE A, which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 1029 COUNTRY CLUB CIR, HOOVER, AL 35244.

**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 $30,000.00 to $40,000.00.**

**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 NOVEMBER 26, 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)
**GREGORY N. MINARD**

X _____ (Seal)
**DEANNA N. MINARD**

**LENDER:**

**AMSOUTH BANK**

X _____ (Seal)
**Authorized Signer**

**This Modification of Mortgage prepared by:**

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

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## INDIVIDUAL 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 **GREGORY N. MINARD and DEANNA N. MINARD, 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** 26 **day of** November, 20 05.

Judith Alicia Porta
**Notary Public**

**My commission expires** 4-22-09

## 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 AmSouth 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** 26 **day of** November, 20 05.

**Notary Public**

**My commission expires** 4/19/06

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# SCHEDULE A

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA, TO WIT:

LOT 3419, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB 34TH ADDITION, RECORDED IN MAP BOOK 15 PAGE 32, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

KNOWN: 1029 COUNTRY CLUB CIR

PARCEL: 117350002001003