20060511000222680 1/3 \$34.25 Shelby Cnty Judge of Probate, AL 05/11/2006 09:20:00AM FILED/CERT

WHEN RECORDED MAIL TO:



Record and Return To: United General Title Ins Fiserv-600A N.JohnRodes Blvd Melbourne, FL 32934

20060761533030

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

(Seal)

130001346

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated April 21, 2006, is made and executed between SHEA S CROWDER, whose address is 5185 CALDWELL MILL RD, HOOVER, AL 352441916 and JIM CROWDER, whose address is 5185 CALDWELL MILL RD, HOOVER, AL 352441916; wife and husband (referred to below as "Grantor") and AmSouth Bank, whose address is 2228 Pelham Parkway, Pelham, AL 35124 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated February 16, 2006 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

• RECORDED 02-16-06 DOC#20060310000113100.

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

See EXHIBIT 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 5185 CALDWELL MILL ROAD, HOOVER, AL 352440000.

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 \$46500 to \$58000.

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 APRIL 21, 2006.

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:

MVWD-43. MOWNY (Seal)

LENDER:

AMSOUTH BANK

Authorized Signer

(Seal)

This Modification of Mortgage prepared by:

Name: Kyeshia Skinner Address: P.O. BOX 830721

City, State, ZIP: BIRMINGHAM, AL 35283

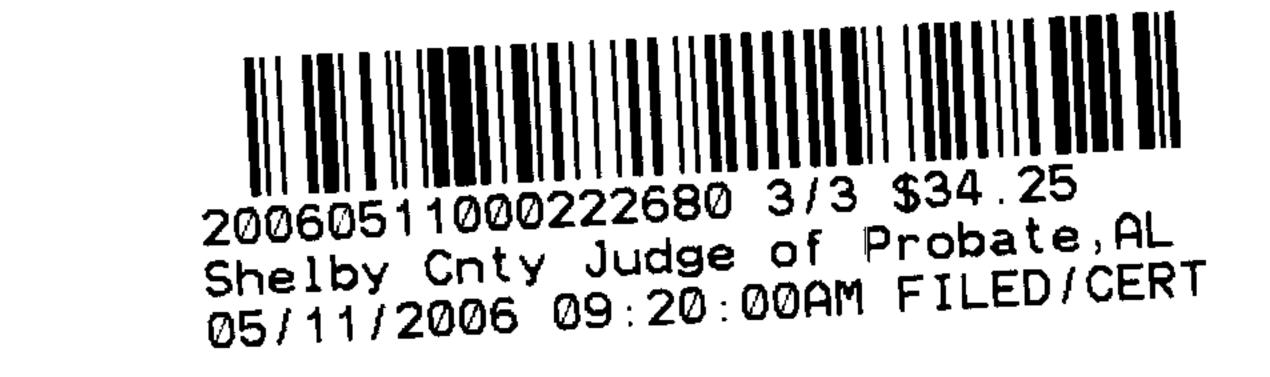
MODIFICATION OF MORTGAGE (Continued)

Page 2

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 SHEA S CROWDER and JIM CROWDER, 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	day of April , 20 06
My commission expires $JUNE 15,2009$	
LENDER ACKNOWLEDGMENT .	
A i _ i	
STATE OF Alabama	
) SS
COUNTY OF Shelly	
I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Ambuth Banh a corporation, is signed to the foregoing Modification and who is known to ma,	
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	day of April 200is Lately Editable Little Li
My commission expires <u>June 15, 2009</u>	

LASER PRO Lending, Ver. 5.27.00.005 Copr. Harland Financial Solutions, Inc. 1997, 2006. All Rights Reserved. - AL D:\SYSAPPS\LASERPRO\CFI\LPL\G201.FC TR-247206 PR-122



G1161638

SCHEDULE A

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

LOT 27-A, ACCORDING TO THE SURVEY OF RESURVEY OF LOT 27-29 OF LINWOOD ESTATES, RECORDED IN MAP BOOK 15 PAGE 102, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

KNOWN: 5185 CALDWELL MILL RD