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MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated December 26, 2006, is made and executed between LEE M COMER aka LEE M COMER JR, whose address is 6147 VALLEY STATION DR, PELHAM, AL 35124; KRISTEN D COMER, whose address is 6147 VALLEY STATION DR, PELHAM, AL 35124; husband and wife (referred to below as "Grantor") and Regions Bank, doing business as 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 August 17, 2004 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

RECORDED ON 9/1/04 IN THE OFFICE OF THE JUDGE OF PROBATE FOR SHELBY COUNTY, ALABAMA INSTRUMENT 20040901000490810 AND MODIFIED ON 12/1/04 AND RECORDED ON 12/20/04 INSTRUMENT 20041220000692470.

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 6147 VALLEY STATION DR, PELHAM, AL 35124.

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 \$35000 to \$75000.

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 DECEMBER 26, 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:

LENDER:

Authorized Signer

REGIONS BANK, DOING BUSINESS AS AMSOUTH BANK

This Modification of Mortgage prepared by:

Name: Carol McCorkle Address: P.O. BOX 830721

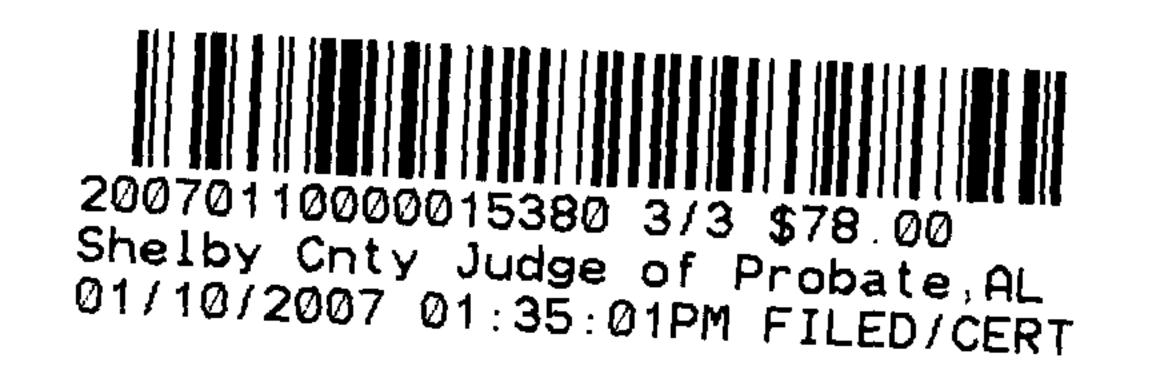
(Seal)

City, State, ZIP: BIRMINGHAM, AL 35283

	IDUAL ACKNOWLEDGMENT	
STATE OF		
) SS	
COUNTY OF Shell		
husband and wife, whose names are signed to the for	said county in said state, hereby certify that LEE M CON regoing instrument, and who are known to me, acknowled ey executed the same voluntarily on the day the same be	edged before me on this day that,
Given under my hand and official seal this	day of,	20 ()(/
My commission expires 12-10		Rublic
LET	NDER ACKNOWLEDGMENT	
STATE OF)	
Challa.) ss	
COUNTY OF DECLE STATE	Kec	Jons Dance
COUNTY OF JIJU) Area Are	Jons Dank Will Rall
l, the undersigned authority, a Notary Public in and for	Said County in Said State, hereby certify that	with Bank
I, the undersigned authority, a Notary Public in and for	a corporation, is signed to the foregoing Modifica med of the contents of said Modification of Mortgage, he	tion and who is known to me,
I, the undersigned authority, a Notary Public in and for acknowledged before me on this day that, being informations of the control of the co	a corporation, is signed to the foregoing Modifica med of the contents of said Modification of Mortgage, he	tion and who is known to me,
I, the undersigned authority, a Notary Public in and for acknowledged before me on this day that, being informfull authority, executed the same voluntarily for and as	a corporation, is signed to the foregoing Modifica med of the contents of said Modification of Mortgage, he the act of said corporation.	tion and who is known to me,

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200701100000015380 2/3 \$78.00 Shelby Cnty Judge of Probate, AL 01/10/2007 01:35:01PM FILED/CERT



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SCHEDULE A

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

LOT 53, ACCORDING TO THE SURVEY OF QUAIL RUN, PHASE 3, AS RECORDED IN MAP BOOK 7 PAGE 159, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

KNOWN: 6147 VALLEY STATION DR

PARCEL: 10-9-29-0-002-053-001