

WHEN RECORDED MAIL TO:



Record and Return To: Fisery Lending Solutions 600A N.JohnRodes Blvd

SIKES, TOMMY S AKA

MELBOURNE, FL 32934

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

130000059850

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated February 28, 2007, is made and executed between TOMMY S SIKES A/K/A SHANNON SIKES, whose address is 248 TWIN OAKS WAY, CHELSEA, AL 350435230; YAUNEY C SIKES A/K/A YAUNEY SIKES, whose address is 248 TWIN OAKS WAY, CHELSEA, AL 350435230; husband and wife (referred to below as "Grantor") and Regions Bank, doing business as AmSouth Bank, whose address is 2268 Brewster Road, Birmingham, AL 35235 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated February 10, 2004 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

RECORDED ON 3-2-04 IN THE OFFICE OF THE JUDGE OF PROBATE FOR SHELBY COUNTY, ALABAMA IN INSTRUMENT NUMBER 20040302000108300.

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 248 TWIN OAKS WAY, CHELSEA, AL 350430000.

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 \$10,000.00 to \$24,600.00.

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 FEBRUARY 28, 2007.

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 // AUNEY C SIKES/

LENDER:

Authorized Signer/

REGIONS BANK, DOING BUSINESS AS AMSOUTH BANK

This Modification of Mortgage prepared by:

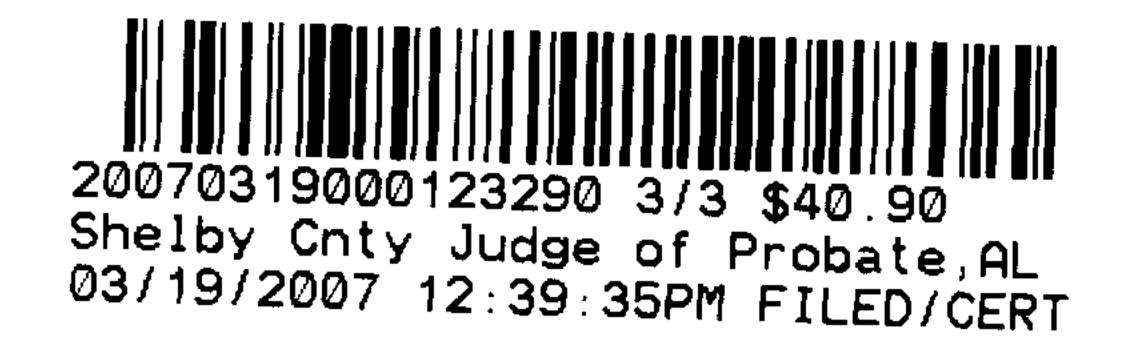
Name: Candice Edwards Address: P.O. BOX 830721

City, State, ZIP: BIRMINGHAM, AL 35283

INDIVIDUAL ACKNOWLEDGMENT
STATE OF Malana,
) SS
COUNTY OF JUHAN,
COUNTY OF
the undersigned symbolisty a Notony Dublic in and for said sounty is said state that her tolerany Course and Valleton Course
I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that TOMMY S SIKES and YAUNEY C SIKES, 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 day of $4000000000000000000000000000000000000$
Months of the
Notary/Public
My commission expires
LENDER ACKNOWLEDGMENT
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STATE OF Mabane
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I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Notary Martin
I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Notary Martin
I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Notary Martin
STATE OF SS
I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Notary Martin
STATE OF SS

LASER PRO Lending, Ver. 5.33.00.004 Copr. Harland Financial Solutions, Inc. 1997, 2007. All Rights Reserved. - AL D:\SYSAPP\$\LASERPRO\CFI\LPL\G201.FC TR-321361 PR-152

20070319000123290 2/3 \$40.90 Shelby Cnty Judge of Probate, AL 03/19/2007 12:39:35PM FILED/CERT



H0682389

SCHEDULE A

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

LOT 31, ACCORDING TO THE SURVEY OF TWIN OAKS, AS RECORDED IN MAP BOOK 22 PAGE 108, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

KNOWN: 248 TWIN OAKS WAY

PARCEL: 09-8-34-0-004-031-000