20070406000159780 1/3 \$90.50 Shelby Cnty Judge of Probate, AL 04/06/2007 03:51:20PM FILED/CERT

WHEN RECORDED MAIL TO:

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

WEEKS, STEVEN G

MELBOURNE, FL 32934

20070471527030

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

(Seal)

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated March 24, 2007, is made and executed between STEVEN G WEEKS, whose address is 350 WIXFORD TRCE, ALABASTER, AL 350073128; PAMELA S WEEKS, whose address is 350 WIXFORD TRCE, ALABASTER, AL 350073128; husband and wife (referred to below as "Grantor") and Regions Bank, doing business as AmSouth Bank, whose address is 4915 Highway 17, Helena, AL 35080 (referred to below as "Lender").

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

RECORDED 05-10-2003 IN SHELBY COUNTY, ALABAMA INST #20030522000318230 PG 1/6.

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 350 WIXFORD TRACE, ALABASTER, AL 350070000.

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 \$50000.00 to \$99000.00.

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 inítial 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 MARCH 24, 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 LULLI JULLI (Seal)
STEVEN G WEEKS

DARAELA CIMEENC

LENDER:

REGIONS BANK, DOING BUSINESS AS AMSOUTH BANK

X Rephane With Authorized Signer

___(Seal)

This Modification of Mortgage prepared by:

Name: Lisa Smith

Address: P.O. BOX 830721

City, State, ZIP: BIRMINGHAM, AL 35283

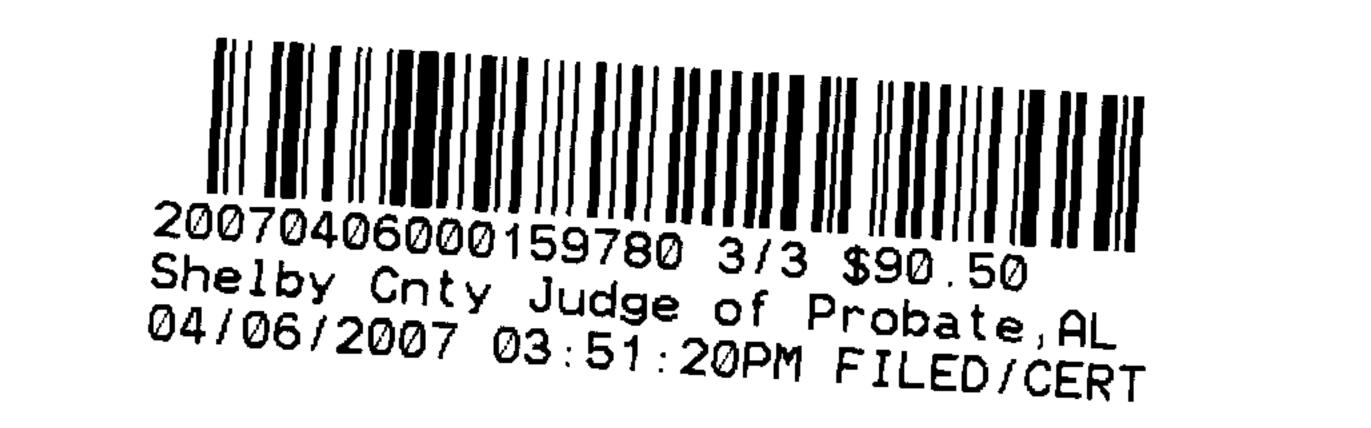
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MODIFICATION OF MORTGAGE (Continued)

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabamu	
) SS
COUNTY OF Shellolf)
I, the undersigned authority, a Notary Public in and for said county in husband and wife, whose names are signed to the foregoing into that, being informed of the contents of said Modification, they execute	strument, and who are known to me, acknowledged before me on this day
Given under my hand and official seal this 24	day of
	Knistin Dilhierser Notary Public
My commission expires 8-17-2010	
Wiy Commission Cxphoo	
LENDER ACKNOWLEDGMENT	
STATE OF AKADOWN M)
) SS
COUNTY OF Shelby	
Am WHA bank alba Realus Bank a corpora	n said state, hereby certify that <u>Stephanie Whiteen</u> ation, is signed to the foregoing Modification and who is known to me ontents of said Modification of Mortgage, he or she, as such officer and with id corporation.
Given under my hand and official seal this	day of
	Anistin Dullucier Notary Public
My commission expires 8-17-2010	

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H087B925

SCHEDULE A

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

LOT 342, ACCORDING TO THE SURVEY OF WEATHERLY WIXFORD MOOR SECTOR 24, AS RECORDED IN MAP BOOK 20 PAGE 144, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

KNOWN: 350 WIXFORD TRCE

PARCEL: 14-9-31-3-002-026-000