

WHEN RECORDED MAIL TO:



QUINLAN, PATRICK K

Record and Return To: Fisary Lending Solutions 600A N.JohnRodes Blvd MELBOURNE, FL 3293/

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(Seal)

1300001142847

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated April 13, 2007, is made and executed between PATRICK K QUINLAN aka KIERAN QUINLAN, whose address is 308 GREYSTONE GLEN CIR, BIRMINGHAM, AL 352427136; MARY I KAISER aka MARY KAISER, whose address is 308 GREYSTONE GLEN CIR, BIRMINGHAM, AL 352427136; husband and wife (referred to below as "Grantor") and Regions Bank, doing business as AmSouth Bank, whose address is 101 Office Park Drive, Birmingham, AL 35223 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated December 16, 2005 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

MORTGAGE RECORDED 01/06/2006 AS SHELBY COUNTY INSTRUMENT # 20060106000012350.

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 308 GREYSTONE GLEN CIR, BIRMINGHAM, AL 35242.

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 \$49,500.00 to \$65,600.00.

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 APRIL 13, 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 / / / / / / (Seal)
PATRICK K QUINLAN

MARVIKAISER

LENDER:

REGIONS BANK, DOING BUSINESS AS AMSOUTH BANK

Authorized Signer

(Seal)

This Modification of Mortgage prepared by:

Name: Megan Choate
Address: P.O. BOX 830721

City, State, ZIP: BIRMINGHAM, AL 35283

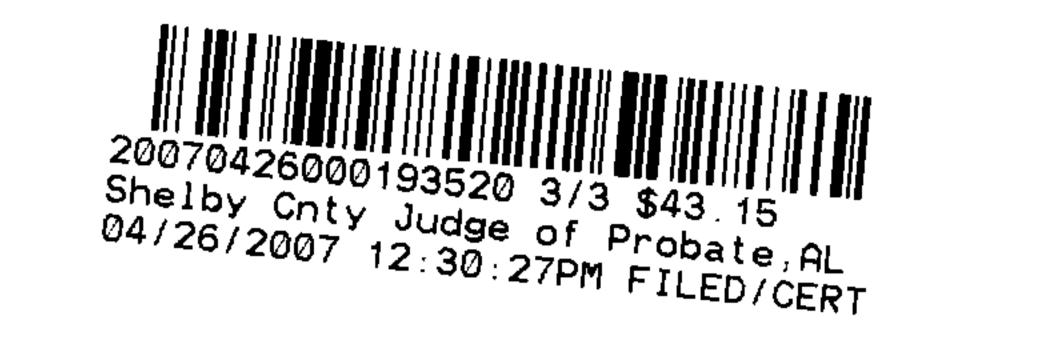
MODIFICATION OF MORTGAGE (Continued)

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama	
COUNTY OF JEFF-EXSON) SS }
, the undersigned authority, a Notary Public in and for said , husband and wife, whose names are signed to the for	id county in said state, hereby certify that PATRICK K QUINLAN and MARY I KAISER bregoing instrument, and who are known to me, acknowledged before me on this day they executed the same voluntarily on the day the same bears date.
	they executed the same voluntarily on the day the same bears date. day of April
My commission expires 8.31.01	
LENDER ACKNOWLEDGMENT	
STATE OF Alabama	}
COUNTY OF Jefferson Of Or) ss)
I, the undersigned authority, a Notary Public in and for sai	a corporation, is signed to the foregoing Modification and who is known to me,
acknowledged before me on this day that, being informed full authority, executed the same voluntarily for and as the	d of the contents of said Modification of Mortgage, he or she, as such officer and with the act of said corporation.
Given under my hand and official seal this	day of
My commission expires	7008 - Deliverate tappus Cardiner

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H1072842

SCHEDULE A

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

LOT 5, ACCORDING TO THE SURVEY OF GLEN ESTATES 1ST ADD, AS RECORDED IN MAP BOOK 21 PAGE 11, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

KNOWN: 308 GREYSTONE GLEN CIR