



WHITWORTH, VICTORIA

Record and Return To: Fisery Lending Solutions 600A N.JohnRodes Blvd MELBOURNE, FL 32934

3007-137-15580a0 1330007-33749

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated May 25, 2007, is made and executed between VICTORIA L WHITWORTH, whose address is 89 MT LAUREL AVE, BIRMINGHAM, AL 352421800; unmarried (referred to below as "Grantor") and Regions Bank, doing business as AmSouth Bank, whose address is 318 Merchants Road, Knoxville, TN 37912 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated November 13, 2006 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

RECORDED ON 12-06-2006 IN THE OFFICE OF THE JUDGE OF PROBATE FOR SHELBY COUNTY, ALABAMA IN OFFICIAL RECORDS IN INSTRUMENT NUMBE 20061206000590360 AND MODIFIED ON 05-25-2007.

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 89 MT LAUREL AVE, BIRMINGHAM, AL 352421800.

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 \$180,000.00 to \$236,000.00.

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 MAY 25, 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:

LENDER:

REGIONS BANK, DOING BUSINESS AS AMSOUTH BANK

Authorized Signer

(Seal)

This Modification of Mortgage prepared by:

Name: Laura A. Stephenson Address: P.O. BOX 830721

City, State, ZIP: BIRMINGHAM, AL 35283

20070620000288860 2/3 \$101.00
Shelby Cnty Judge of Probate, AL
06/20/2007 11:25:35AM FILED/CERT

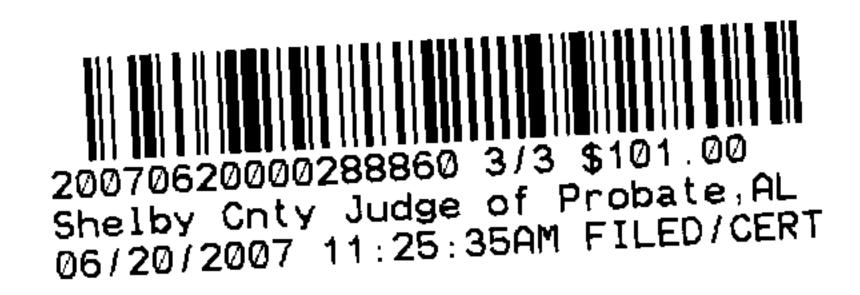
MODIFICATION OF MORTGAGE (Continued)

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF White		
	SS	
COUNTY OF Melly		
I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that VICTORIA L WHITWORTH, unmarried, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Modification, he or she executed the same voluntarily on the day the same bears date. Given under my hand and official seal this day of		
Given under my hand and official seal this	Vor Von Wichi M. Hedrik	
MY COMMISSION EXPIRES OCTOBER 3, 2010	Notary Public	
My commission expires		
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LENDER ACKNOWLEDGMENT		
	OAAFFDGIAIFIAI	
STATE OF WWW.		
	SS	
COUNTY OF SULLAND		
I, the undersigned authority, a Notary Public in and for said county in sa		
acknowledged before me on this day that, being informed of the conte full authority, executed the same voluntarily for and as the act of said of	n, is signed to the foregoing Modification and who is known to me, nts of said Modification of Mortgage, he or she, as such officer and with orporation.	
Given under my hand and official seal this 25% day	of May 2007	
MY-COMMISSION EXPIRES OCTOBER 3, 2010.	Lill Richeson	
The contract of the contract o	Notary Public	
My commission expires		
MY COMMISSION EXPIRES MAY 1, 2011		

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H155FQM2

SCHEDULE A

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

LOT 12-13, BLOCK 12, ACCORDING TO THE SURVEY OF MT LAUREL, PHASE 2, AS RECORDED IN MAP BOOK 30 PAGE 10, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

KNOWN: 89 MT LAUREL AVE

PARCEL: 09-2-03-1-003-052-000