



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

GRANT, MARGARET A

MELBOURNE, FL 32934

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated June 4, 2007, is made and executed between MARGARET A GRANT, whose address is 429 N LAKE RD, BIRMINGHAM, AL 35242; unmarried (referred to below as "Grantor") and Regions Bank, doing business as AmSouth Bank, whose address is 5420 Highway 280, Birmingham, AL 35242 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated April 27, 2006 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

RECORDED ON 05-18-2006 IN THE OFFICE OF THE JUDGE OF PROBATE FOR SHELBY COUNTY, ALABAMA INST # 20060518000237470.

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 429 N LAKE RD, 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 \$222500 to \$235000.

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 JUNE 4, 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 Margaret A Civact (Seal)
MARGARET A GRANT

LENDER:

**Authorized Signer** 

REGIONS BANK, DOING BUSINESS AS AMSOUTH BANK

This Modification of Mortgage prepared by:

Name: Kyeshia Skinner Address: P.O. BOX 830721

(Seal)

City, State, ZIP: BIRMINGHAM, AL 35283

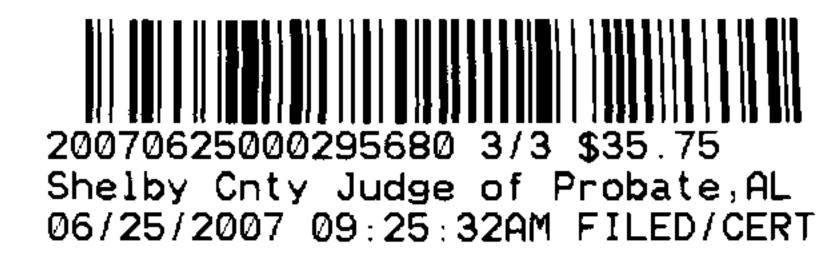
## MODIFICATION OF MORTGAGE (Continued)

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## INDIVIDUAL ACKNOWLEDGMENT

STATE OF What		
STATE OF COUNTY	TYU	}
COUNTY OF _		) SS
COUNTY OF SYLV	1 <del>1</del> 1/	
name is signed to the fore	egoing instrument, and who is known to respond to the same voluntarily on the same voluntarily of the same voluntarily on the same voluntarily on the same voluntarily of the	ty in said state, hereby certify that MARGARET A GRANT, unmarried, whose me, acknowledged before me on this day that, being informed of the contents the day the same bears date. day of, 20 01.
		Notary Public
MY COMMISSION EXPIRES OCTOBER 3, 2010 My commission expires		
iny commission expires		
LENDER ACKNOWLEDGMENT		
STATE OF ANDO	ma	
STATE OF TITLE		
C 1	. i l\	) SS
COUNTY OF	<del>2194</del>	
acknowledged before me	/Chart a corpo	y in said state, hereby certify that
Given under my hand and official seal this 4 day of Juhl 20 07		
	MOTARY PUBLIC STATE CO. AL. STATE AND AND ADDRESS OF THE CO.	Que Da Que Public
My commission expires	SONDED THE STATE OF THE STATE O	

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## SCHEDULE A

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

LOT 8, ACCORDING TO THE SURVEY OF FINAL PLAT OF NORTH LAKE AT GREYSTONE, PHASE 3, AS RECORDED IN MAP BOOK 23 PAGE 3, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

KNOWN: 429 N LAKE RD

PARCEL: 038340010008000