

20070831000411050 1/3 \$92.25
Shelby Cnty Judge of Probate, AL
08/31/2007 09:27:54AM FILED/CERT

WHEN RECORDED MAIL TO:



COMER JR, LEE M AKA

Record and Return To:
Fiserv Lending Solutions
600A N. John Rodes Blvd
MELBOURNE, FL 32934

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



REGIONS

20072081255430

7130000078868

MODIFICATION OF MORTGAGE



DOC48002000000043271300000788680000000

THIS MODIFICATION OF MORTGAGE dated August 9, 2007, is made and executed between LEE M COMER JR a/k/a LEE M COMER, whose address is 6147 VALLEY STATION DR, PELHAM, AL 351243123; KRISTEN D COMER A/K/A KRISTEN COMER, whose address is 6147 VALLEY STATION DR, PELHAM, AL 351243123; husband and wife (referred to below as "Grantor") and Regions Bank, whose address is 2228 Pelham Parkway, Pelham, AL 35124 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated August 17, 2004 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

RECORDED IN SHELBY COUNTY AL ON 09-01-2004 IN INSTR# 20040901000490810 MODIFIED ON 12-01-2004 RECORDED ON 12-20-2004 IN INSTR# 20041220000692470 MODIFIED ON 12-26-2006 RECORDED ON 01-10-2007 IN INSTR# 20070110000015380.

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 6147 VALLEY STATION DR, PELHAM, AL 351240000.

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 \$75,000.00 to \$122,500.00.

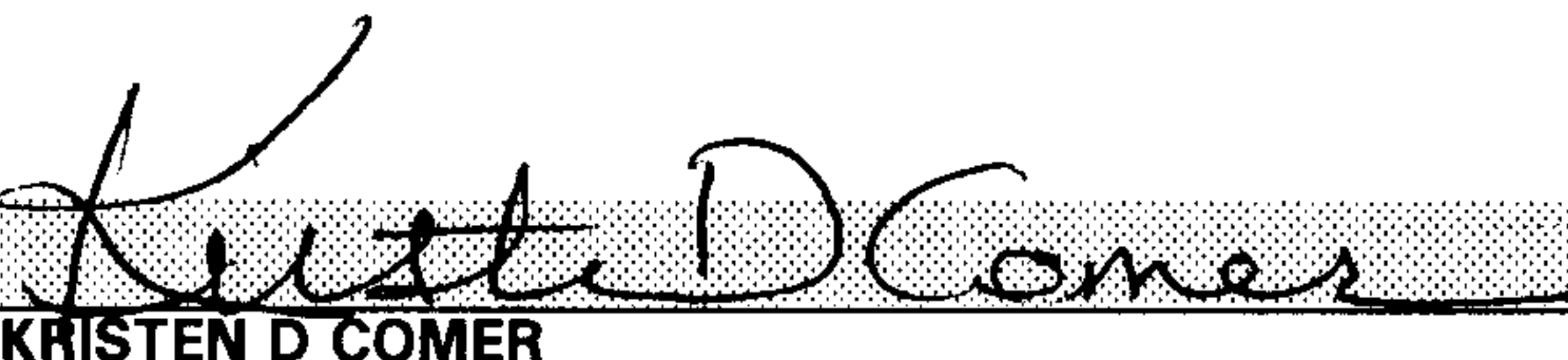
CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right 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 AUGUST 9, 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.

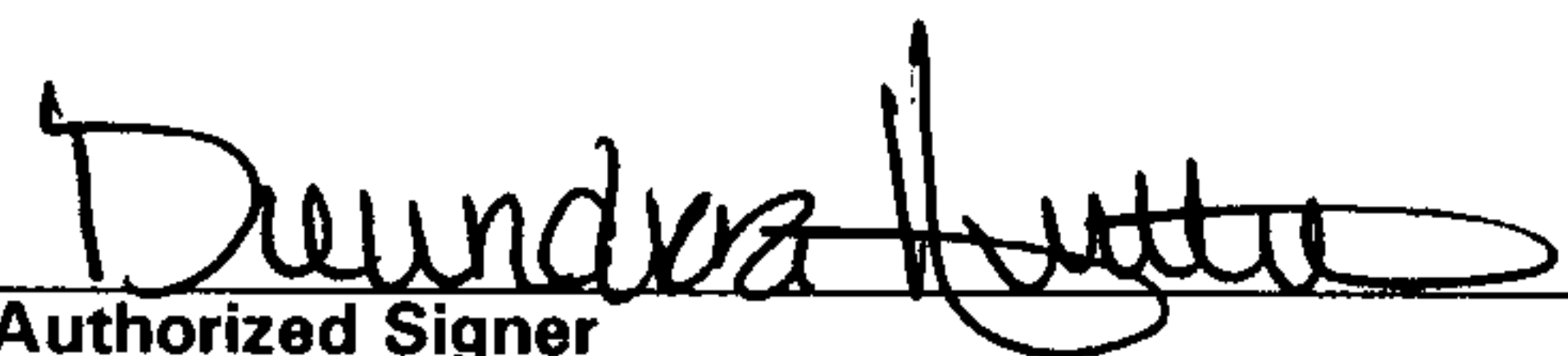
GRANTOR:

X  (Seal)
LEE M COMER JR

X  (Seal)
KRISTEN D COMER

LENDER:

REGIONS BANK

X  (Seal)
Authorized Signer

This Modification of Mortgage prepared by:

Name: Tracie Rainey
Address: P.O. BOX 830721
City, State, ZIP: BIRMINGHAM, AL 35283

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Al)
) SS
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that LEE M COMER JR and KRISTEN D COMER, 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 9 day of Aug, 2007.

MISTY DAWN RIGDON
NOTARY PUBLIC ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES DECEMBER 1, 2010

Misty Dawn Rigdon
Notary Public

My commission expires _____

LENDER ACKNOWLEDGMENT

STATE OF Al)
) SS
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Regions a corporation, is signed to the foregoing Modification and who is known to me, acknowledged before me on this day that, being informed of the contents of said Modification of Mortgage, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 9 day of Aug, 2007.

MISTY DAWN RIGDON
NOTARY PUBLIC ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES DECEMBER 1, 2010

Misty Dawn Rigdon
Notary Public

My commission expires _____



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H229FGQG

SCHEDULE A

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

LOT 53, ACCORDING TO THE SURVEY OF QUAIL RUN, PHASE 3, AS
RECORDED IN MAP BOOK 7 PAGE 159, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.

KNOWN: 6147 VALLEY STATION DR

PARCEL: 10-9-29-0-002-053-001