



YELLOCK SR, ALPHONZ

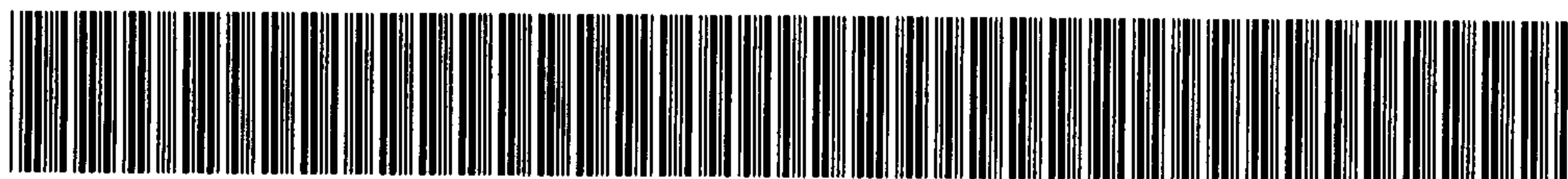
Record and Return To:  
Fiserv Lending Solutions  
P.O. BOX 2590  
Chicago, IL 60690

20072820929320

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



## MODIFICATION OF MORTGAGE



\*DOC48002000000052990711000791770000000\*

THIS MODIFICATION OF MORTGAGE dated October 10, 2007, is made and executed between ALPHONZA L YELLOCK SR, whose address is 143 LINWOOD RD, STERRETT, AL 351477009; DOROTHY C YELLOCK, whose address is 143 LINWOOD RD, STERRETT, AL 351477009; husband and wife (referred to below as "Grantor") and Regions Bank, whose address is 1849 Highway 31 South, Birmingham, AL 35244 (referred to below as "Lender").

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

RECORDED ON 3-5-2004 IN THE JUDGE OF PROBATE OFFICE FOR SHELBY COUNTY, ALABAMA IN INSTRUMENT #20040305000116150.

**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 143 LINWOOD RD, STERRETT, AL 351470000.

**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 \$20000.00 to \$30000.00.

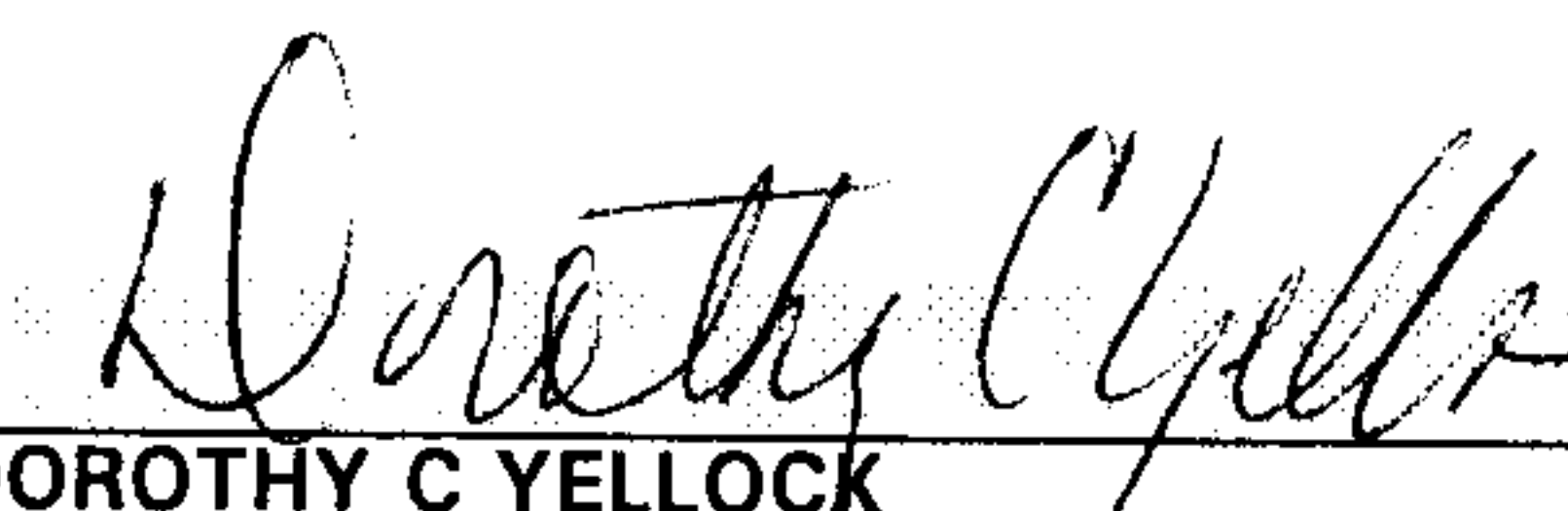
**CONTINUING VALIDITY.** Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's 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 endorser 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 OCTOBER 10, 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)  
ALPHONZA L YELLOCK SR

X  (Seal)  
DOROTHY C YELLOCK

LENDER:

REGIONS BANK

X  (Seal)  
Authorized Signer

This Modification of Mortgage prepared by:

Name: Tasha Wooten  
Address: P.O. BOX 830721  
City, State, ZIP: BIRMINGHAM, AL 35283

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama

)

COUNTY OF Jefferson

) SS

)

20071120000530170 2/3 \$32.00  
Shelby Cnty Judge of Probate, AL  
11/20/2007 10:33:21AM FILED/CERT

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **ALPHONZA L YELLOCK SR and DOROTHY C YELLOCK**, 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 10th day of October, 2007.

Notary Public

My commission expires 09-05-2010

## LENDER ACKNOWLEDGMENT

STATE OF AL

)

COUNTY OF At large

) SS

)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Region 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 25th day of October, 2007.

APR 25 2009

Notary Public

My commission expires \_\_\_\_\_

  
20071120000530170 3/3 \$32.00  
Shelby Cnty Judge of Probate, AL  
11/20/2007 10:33:21AM FILED/CERT

H289FFZZ

## SCHEDULE "A"

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

LOT 462, ACCORDING TO THE SURVEY OF FOREST PARKES – 4<sup>TH</sup> SECTOR, 1<sup>ST</sup>  
PHASE, AS RECORDED IN MAP BOOK 23, PAGE 99 A & B, IN THE PROBATE OFFICE  
OF SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE: DOC # 1999-18824

KNOWN 143 LINWOOD RD

PARCEL 095210000001157