

COFFEY, THOMAS

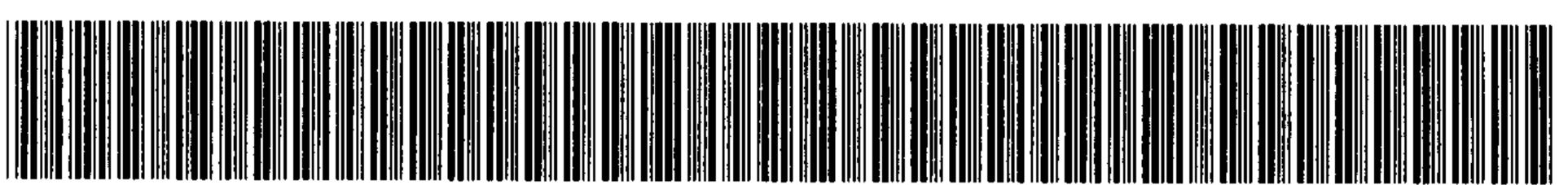
Record and Return To: Fisery Lending Solutions P.O. BOX 2590 Chicago, IL 60690

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SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE



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THIS MODIFICATION OF MORTGAGE dated April 11, 2008, is made and executed between THOMAS COFFEY AKA THOMAS H COFFEY, whose address is 233 CAHABA OAKS TRL, INDIAN SPRINGS, AL 351243334; JAN COFFEY AKA JANET E COFFEY, whose address is 233 CAHABA OAKS TRL, INDIAN SPRINGS, AL 351243334; 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 November 6, 2006 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

MTG DATED 11-06-2006 RECORDED 11-29-2006 IN SHELBY CO, AL INSTR. #20061129005780104

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 233 CAHABA OAKS TRL, INDIAN SPRINGS, AL 35124.

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 \$100,000 to \$200,000.

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 11, 2008.

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:

THOMAS COFFEY

LENDER:

(Seal)

REGIONS BANK

Authorized Signer

This Modification of Mortgage prepared by:

Name: Nathan Lowery Address: P.O. BOX 830721

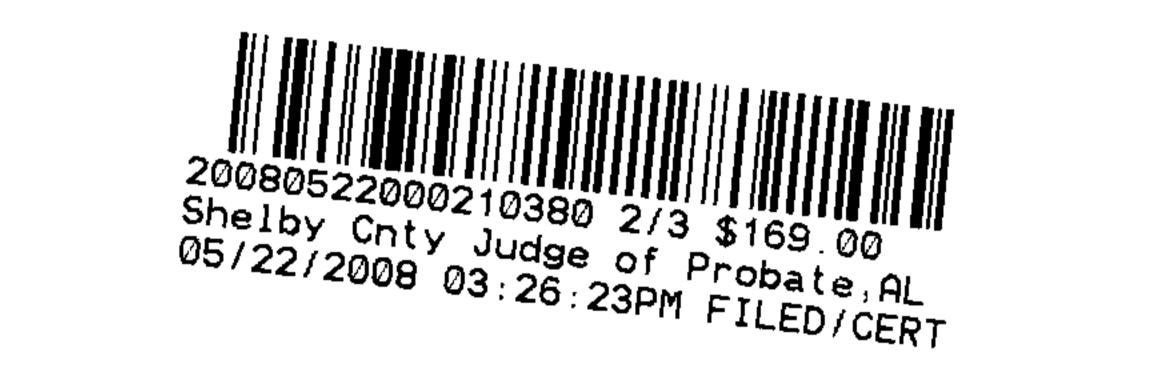
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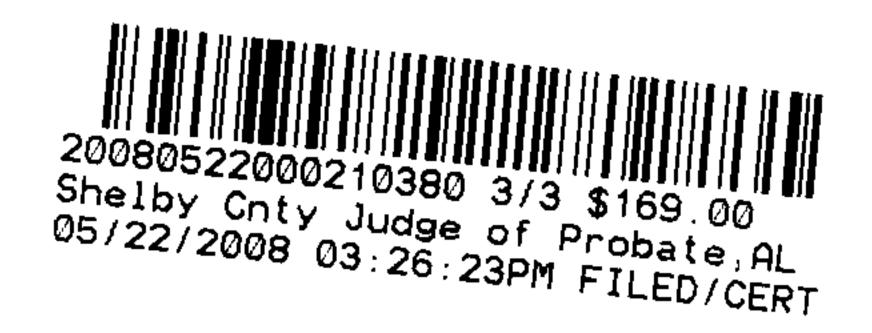
City, State, ZIP: BIRMINGHAM, AL 35283

MODIFICATION OF MORTGAGE (Continued)

Page 2

INDIVIDUAL ACKNOWLEDGMENT
STATE OF Alabama)
) SS
COUNTY OF Shellows
I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that THOMAS COFFEY and JAN COFFEY,
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 ADVII day of ADVII 2008
Given under my name and official searcins day of 7 CP C(1
My Commission Expires — Dundra Huntur
Notary Public August 30, 2011
My commission expires
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LENDER ACKNOWLEDGMENT
STATE OF Alabamas AL
COUNTY OF Shally State At Large 155
COUNTY OF THE STATE FAT CAY &)
Que and
I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that 100013 0245
acknowledged before me on this day that being informed of the contents of said Modification of Mortoette 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
My Commission Expires
August 30, 2011 Barbar a wyork
My commission expires Barbara A. Wyatt
My Commission Expires July 28, 2010
$ar{}$





1092FT7F

SCHEDULE A

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

LOT 8, ACCORDING TO THE SURVEY OF CAHABA OAKS, AS RECORDED IN MAP BOOK 18 PAGE 141, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

KNOWN: 233 CAHABA OAKS TRL

PARCEL: 108280003008000