



20080522000210380 1/3 \$169.00
Shelby Cnty Judge of Probate, AL
05/22/2008 03:26:23PM FILED/CERT



COFFEY, THOMAS

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

20080911657390

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



REGIONS
COMMERCIAL BANK

MODIFICATION OF MORTGAGE



DOC48002000000043271300002490300000000

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: 422061129000578104

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:

x Thomas Coffey (Seal)
THOMAS COFFEY

x Jan Coffey (Seal)
JAN COFFEY

LENDER:

REGIONS BANK

x Jeff Smith (Seal)
Authorized Signer

This Modification of Mortgage prepared by:

Name: Nathan Lowery
Address: P.O. BOX 830721
City, State, ZIP: BIRMINGHAM, AL 35283

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF Shelby)

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 14th day of April, 2008.

My Commission Expires
August 30, 2011

Dwundra Hunter
Notary Public

My commission expires

LENDER ACKNOWLEDGMENT

STATE OF Alabama AL)
) SS
COUNTY OF Shelby State At Large)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Regions Bank 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 14th 23rd day of April April, 2008 2008.

My Commission Expires
August 30, 2011

Dwundra Hunter
Notary Public

My commission expires

Barbara A. Wyatt

My Commission Expires July 28, 2010

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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 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