20080722000294560 1/3 \$62.00 Shelby Cnty Judge of Probate, AL 07/22/2008 09:32:58AM FILED/CERT

WHEN RECORDED MAIL TO:

Record and Return To: Fisery Lending Solutions

PARKINSON, MARIE E

P.O. BOX 2590 Chicago, IL 60690

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE



DOC48002000000052990711000693840000000

200811021304320

THIS MODIFICATION OF MORTGAGE dated June 17, 2008, is made and executed between MARIE E PARKINSON, whose address is 122 CHASE PLANTATION PKWY, BIRMINGHAM, AL 352441528; unmarried (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 January 21, 2004 (the "Mortgage") which has been recorded in JEFFERSON County, State of Alabama, as follows:

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located to the 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 122 CHASE PLANTATION PKWY, BIRMINGHAM, AL 352440000.

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 \$100000 to \$130000.

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 17, 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 MARIE E PARKINSON (Seal)

LENDER:

REGIONS BANK

____(Seal)

This Modification of Mortgage prepared by:

Name: Nicci Ragland Address: P.O. BOX 830721

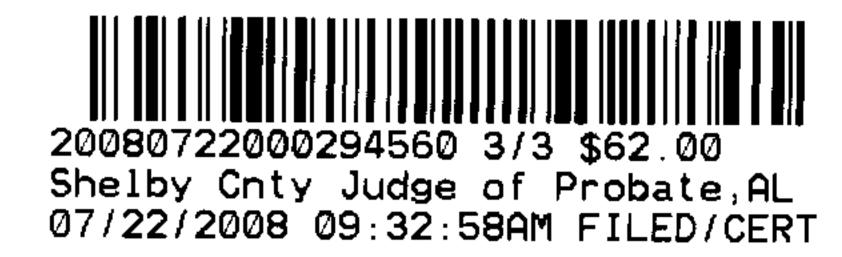
City, State, ZIP: BIRMINGHAM, AL 35283

MODIFICATION OF MORTGAGE (Continued)

Page 2

| INDIVIDUAL ACKNOWLEDGME | NT |
|---|--|
| | NT |
| STATE OF Alabama, | 20080722000294560 2/3 \$62.00 20080722000294560 Of Probate, AL |
|) SS | 20080722000294560 2/5 302. Shelby Cnty Judge of Probate, AL 07/22/2008 09:32:58AM FILED/CERT |
| county of Shaby | 0112212- |
| \mathcal{O} | |
| I, the undersigned authority, a Notary Public in and for said county in said state, hereby cert name is signed to the foregoing instrument, and who is known to me, acknowledged before of said Modification, he or she executed the same voluntarily on the day the same bears date | me on this day that, being informed of the contents |
| Given under my hand and official seal this -1740 day of 011000 , | |
| | naka Huntus |
| | Notary Public |
| August 30, 2011 My commission expires | |
| THE CONTINUOUS TO THE PARTY OF | |
| | |
| LENDER ACKNOWLEDGMENT | |
| | |
| | |
| STATE OF Alabamau | |
|) SS | |
| | |
| county of Shelbu, | Paninas Bank |
| COUNTY OF Shelby) I, the undersigned authority, a Notary Public in and for said county in said state, hereby certif | y that Raims Bank |
| l, the undersigned authority, a Notary Public in and for said county in said state, hereby certifactories a corporation, is signed to the formula acknowledged before me on this day that, being informed of the contents of said Modification full authority, executed the same voluntarily for and as the act of said corporation. | pregoing Medification and who is known to me |
|) SS I, the undersigned authority, a Notary Public in and for said county in said state, hereby certification a corporation, is signed to the for acknowledged before me on this day that, being informed of the contents of said Modification | pregoing Medification and who is known to me, in of Mortgage, he or she, as such officer and with |
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| I, the undersigned authority, a Notary Public in and for said county in said state, hereby certification a corporation, is signed to the form acknowledged before me on this day that, being informed of the contents of said Modification full authority, executed the same voluntarily for and as the act of said corporation. Given under my hand and official seal this | regoing Modification and who is known to me, on of Mortgage, he or she, as such officer and with natural and the natural and t |

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11638352

SCHEDULE A

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

LOT 39, ACCORDING TO THE SURVEY OF CHASE PLANTATION, 3RD SECTOR, AS RECORDED IN MAP BOOK 9 PAGE 47, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

KNOWN: 122 CHASE PLANTATION PKWY

PARCEL: 117250001001243