

WHEN RECORDED MAIL TO:

Regions Bank  
910 North Main Street  
Montevallo, AL 35115

Inst # 1999-06169

02/12/1999-06169  
11:12 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
FOR HIS \$0.25

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED FEBRUARY 5, 1999, BETWEEN George Raymond Otts and Joyce E. Otts, man and wife (referred to below as "Grantor"), whose address is 366 Otts Farm Road, Montevallo, AL 35115; and Regions Bank (referred to below as "Lender"), whose address is 910 North Main Street, Montevallo, AL 35115.

MORTGAGE. Grantor and Lender have entered into a mortgage dated April 20, 1995 (the "Mortgage") recorded in Shelby County, State of Alabama as follows:

recorded on April 26, 1995 in Inst. # 1995/10818 in the Probate Office of Shelby County, Alabama.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property (the "Real Property") located in Shelby County State of Alabama:

The West 1/2 of the SW 1/4 of the NE 1/4 and the West 1/2 of the NW 1/4 of the NE 1/4 of Section 14, Township 22 South, Range 3 West, Shelby County, Alabama. LESS AND EXCEPT any part of caption lands lying South of Shelby County Highway #12.

The Real Property or its address is commonly known as 366 Otts Farm Road, Montevallo, AL 35115. The Real Property tax identification number is 58-27-6-14-0-000-002.

MODIFICATION. Grantor and Lender hereby modify the Mortgage as follows:

Principal increase from \$63,212.95 to \$82,700.00 (\$19,487.05) and decrease rate from 9.00% to 8.75%.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect. 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.

EACH GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE, AND EACH GRANTOR AGREES TO ITS TERMS.

CAUTION - IT IS IMPORTANT THAT YOU THOROUGHLY READ THE CONTRACT BEFORE YOU SIGN IT.

GRANTOR:

X George Raymond Otts (SEAL)  
George Raymond Otts

X Joyce E. Otts (SEAL)  
Joyce E. Otts

LENDER:

Regions Bank

By: Ka Jones  
Authorized Officer

This Modification of Mortgage prepared by:

Name: Louise Holland  
Address: P. O. Box 216  
City, State, ZIP: Palham, Alabama 35124

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 George Raymond Otts and Joyce E. Otts 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 5 day of February, 19 99  
Debra D. Payne  
Notary Public

My commission expires 12-4-99

LENDER ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
 ) ss  
COUNTY OF \_\_\_\_\_ )

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that  
Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_

Notary Public

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

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