

WHEN RECORDED MAIL TO:

Regions Bank
2984 Pelham Parkway
Pelham, AL 35124

1999-33116

08/06/1999-33116
01:09 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
303 MRS

ELC 299006494

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED JULY 30, 1999, BETWEEN RONALD EUARLENE JACKSON and PEGGY D JACKSON, man & wife, (referred to below as "Grantor"), whose address is 2339 SPRING CREEK RD, MONTEVALLO, AL 35115-3958; and Regions Bank (referred to below as "Lender"), whose address is 2984 Pelham Parkway, Pelham, AL 35124.

MORTGAGE. Grantor and Lender have entered into a mortgage dated April 11, 1994 (the "Mortgage") recorded in Shelby County, State of Alabama as follows:

4-20-1994 SHELBY COUNTY, INST. #1994-12951, AMENDED 9-17-1997, RECORDED IN SHELBY COUNTY IN INST. #1997-29868, AMENDED 4-23-98, RECORDED IN SHELBY COUNTY, INST. #1998-15765

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

SEE ATTACHED SCHEDULE "A"

The Real Property or its address is commonly known as 2339 SPRING CREEK RD, MONTEVALLO, AL 35115-3958.

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

INCREASING LINE OF CREDIT FROM \$29,000.00 TO \$54,000.00 AND DECREASING MARGIN FROM WSJ PRIME PLUS 2.5% TO PRIME..

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 endorers 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  (SEAL)
RONALD EUARLENE JACKSON

X  (SEAL)
PEGGY D JACKSON

LENDER:

Regions Bank

By: 
Authorized Officer

This Modification of Mortgage prepared by:

Name: Karen Murphy
Address: 2984 Pelham Parkway
City, State, ZIP: Pelham, AL 35124

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama)
COUNTY OF Shelby) ss

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that RONALD EUARLENE JACKSON and PEGGY D JACKSON, 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 30th day of July 1999
Joanne C. Lewis
Notary Public

My commission expires MY COMMISSION EXPIRES OCT. 20, 1999

LENDER ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) ss

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 _____

SCHEDULE "A"

Commence at the SW corner of the SW 1/4 of the SW 1/4 of Section 14, Township 22 South, Range 3 West, Shelby County, Alabama and run North 3 degrees 09 minutes 15 seconds west along the west boundary of said 1/4-1/4 section for 441.78 feet; thence north 30 degrees 17 minutes 30 seconds east for 253.74 feet; thence south 36 degrees 26 minutes 11 seconds east for 343.59 feet to point of beginning; thence continue along last described course for 225.00 feet; thence north 36 degrees 12 minutes 29 seconds east for 30.00 feet; thence south 41 degrees 44 minutes 43 seconds east for 273.34 feet; thence south 49 degrees 23 minutes 52 seconds east for 177.38 feet to a point of intersection with the northwesterly right of way line of Shelby County Highway No. 12; thence north 40 degrees 36 minutes 08 seconds east and along said road right of way line for 40.00 feet; thence north 49 degrees 23 minutes 23 seconds west for 177.38 feet; thence north 3 degrees 49 minutes 14 seconds west for 1050.94 feet to a point of intersection with the center of Spring Creek; thence along center of Spring Creek as follows: Run south 88 degrees 58 minutes 20 seconds west for 95.32 feet; thence south 24 degrees 38 minutes 30 seconds west for 45.11 feet; thence south 35 degrees 07 minutes 36 seconds east for 82.52 feet; thence south 53 degrees 52 minutes 21 seconds west for 90.77 feet; thence south 50 degrees 13 minutes 42 seconds west for 301.46 feet; thence south 77 degrees 47 minutes 10 seconds west for 56.61 feet; thence leaving said center of creek, run south 21 degrees 17 minutes 00 seconds east for 378.78 feet to point of beginning.

According to the survey of W. M. Varnon, Reg. No. 9324, dated May 18, 1993.

Inst # 1999-33116

08/06/1999-33116
01:09 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MMS 51.00