

RECORDATION REQUESTED BY:

REGIONS BANK
PELHAM 2228 PELHAM PKWY
2228 PELHAM PKWY
PELHAM, AL 35124

WHEN RECORDED MAIL TO:

Regions Bank
Collateral Management
PO Box 12926
Birmingham, AL 35202

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE



3100000007000135456000000*

THIS MODIFICATION OF MORTGAGE dated March 25, 2014, is made and executed between EAGLE POINT SWIM & TENNIS CLUB, INC., A Alabama Non-Profit Corporation (referred to below as "Grantor") and REGIONS BANK, whose address is 2228 PELHAM PKWY, PELHAM, AL 35124 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated December 20, 2010 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

In regard to that certain promissory note dated 12-20-2010, in the original principal sum of \$126,000.00 (the Original Note), and to secure the payment of the Original Note, Grantor made, executed and delivered that certain Deed of Trust or Mortgage of even date therewith and in the same principal sum as the Original Note, which deed of trust or mortgage is recorded in Book or Instrument number 2011010400001490, at Page (if applicable) of the public records of SHELBY County, AL.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in SHELBY County, State of Alabama:

"SEE ATTACHED EXHIBIT A"

The Real Property or its address is commonly known as 2013 EAGLE HOLLOW CIR, BIRMINGHAM, AL 35242.

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

Principal Increase: Whereas the Note has a present principal balance of \$109815.45, and the Borrower is the obligor under the Note and the Grantor is the grantor under the Deed of Trust or Mortgage, and Regions Bank is the owner and the holder of the Note and Deed of Trust or Mortgage; and whereas the Borrower and the Grantor have requested an additional advance of \$3201.57. The present principal balance of the Note is as stated above and with the additional advance the principal balance of the Renewal Note is \$113017.02.

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 endorser 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 MARCH 25, 2014.

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:

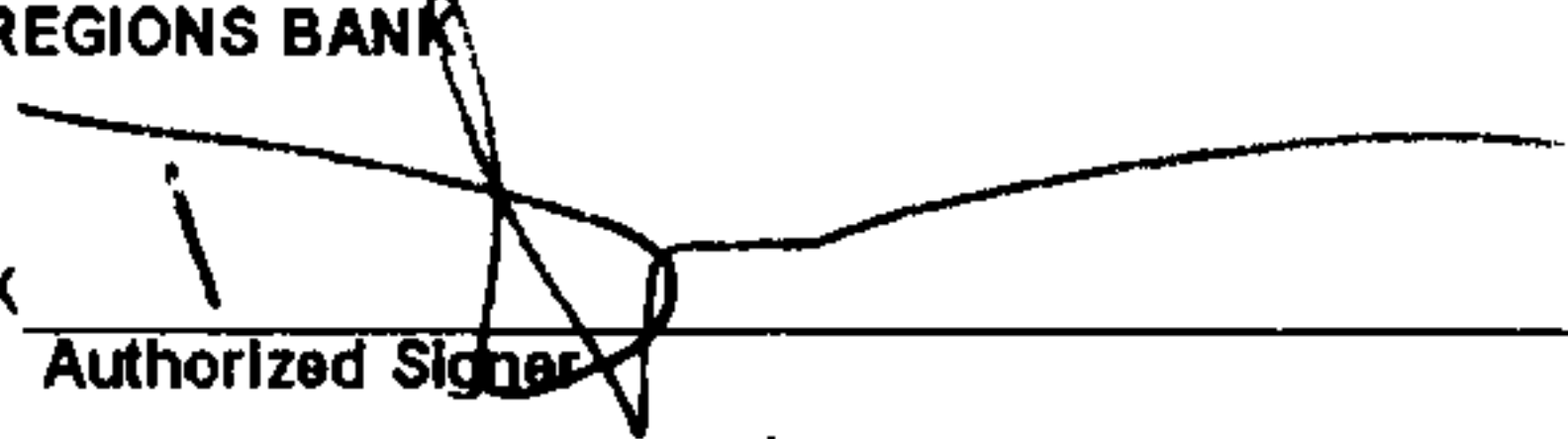
EAGLE POINT SWIM & TENNIS CLUB, INC.

By:  (Seal)
MARC G ELKINS, Treasurer of EAGLE POINT SWIM & TENNIS CLUB, INC.


20140515000146630 1/3 \$24.95
Shelby Cnty Judge of Probate, AL
05/15/2014 10:32:19 AM FILED/CERT

LENDER:

REGIONS BANK

X  (Seal)
Authorized Signer

Daryl Johnson

A2014051300040

MODIFICATION OF MORTGAGE
(Continued)

Loan No: 7000135456

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This Modification of Mortgage prepared by:

Name: DEBORAH JOHNSON
Address: 2228 PELHAM PKWY
City, State, ZIP: PELHAM, AL 35124

CORPORATE ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **MARC G ELKINS, Treasurer of EAGLE POINT SWIM & TENNIS CLUB, INC.**, 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 9th day of May, 2014.

[Signature]
Notary Public
Jonathan David Walksy

My commission expires **MY COMMISSION EXPIRES DECEMBER 30, 2015**

LENDER ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **Daryl Johnson** whose name as **Branch Manager** of **REGIONS BANK** 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 the Modification of Mortgage, he or she, in his or her capacity as such **Branch Manager** of **REGIONS BANK**, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 9th day of May, 2014.

[Signature]
Notary Public
Jonathan David Walksy

My commission expires **MY COMMISSION EXPIRES DECEMBER 30, 2015**

A2014051300040



20140515000146630 2/3 \$24.95
Shelby Cnty Judge of Probate, AL
05/15/2014 10:32:19 AM FILED/CERT


EXHIBIT A

Situated in Shelby County, Alabama, to-wit:

Lot 831, according to the Map and Survey of Eagle Point, 8th Sector, Phase 1, as recorded in Map Book 24, Page 127 A & B, in the Probate Office of Shelby County, Alabama.

Parcel Number 09 3 07 0 002 002.063

Commonly known as 2013 Eagle Hollow Circle, Birmingham, AL 35242


20140515000146630 3/3 \$24.95
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