

Recording Requested By:
Regions Financial Corporation

When Recorded Return To:
Regions Bank
Collateral Management
PO Box 12926, Birmingham, AL 35202

Loan #: 00100020696980292558874 Date: 8/20/2014

**REINSTATEMENT OF MORTGAGE
RECONFIRMATION OF LIEN**

STATE OF AL,
COUNTY OF SHELBY

Before me, the undersigned authority, on this day personally appeared June Pridmore, Vice President of Regions Bank, Being of sound mind and lawful age and known to the undersigned to the person whose name is subscribed to this instrument and, after first being duly sworn, did state the following to be true:

1. On 07/28/2006, D & D PROPERTIES, LLC; A LIMITED COMPANY (hereinafter referred to as 'Mortgagor') Executed a Mortgage in the original principal sum of \$200,000.00 payable to REGIONS BANK.

2. The Mortgage was recorded on 06/23/2014 in the Office of the Registrar Of Deeds for SHELBY County, in Instrument Number: 20060807000381290, which covered the property described as follows:

Legal: SEE ATTACHMENT OF LEGAL

3. REGIONS BANK, an Alabama Corporation, erroneously executed a Discharge of Mortgage for the \$200,000.00 Mortgage. The Discharge of Mortgage filed in the Office of the Registrar Of Deeds for SHELBY County, AL in 20140623000189970.

Regions Bank desires to reconfirm the lien and reconfirm the existence of the \$200,000.00 Mortgage as a priority lien on the Mortgaged Property.

NOW THEREFORE, in consideration of the foregoing, Regions Bank, hereby asserts and affirms the following:

4. Regions Bank hereby confirms the continuing existence and validity of the lien of the \$200,000.00 Mortgage recorded in the Office of the Recorder of Deeds for SHELBY County, AL.


5. The action taken by REGIONS BANK to discharge the Mortgage was in error and is void,

20140827000269690 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
08/27/2014 11:28:04 AM FILED/CERT


no consideration having been paid by the Mortgagor for such Release.

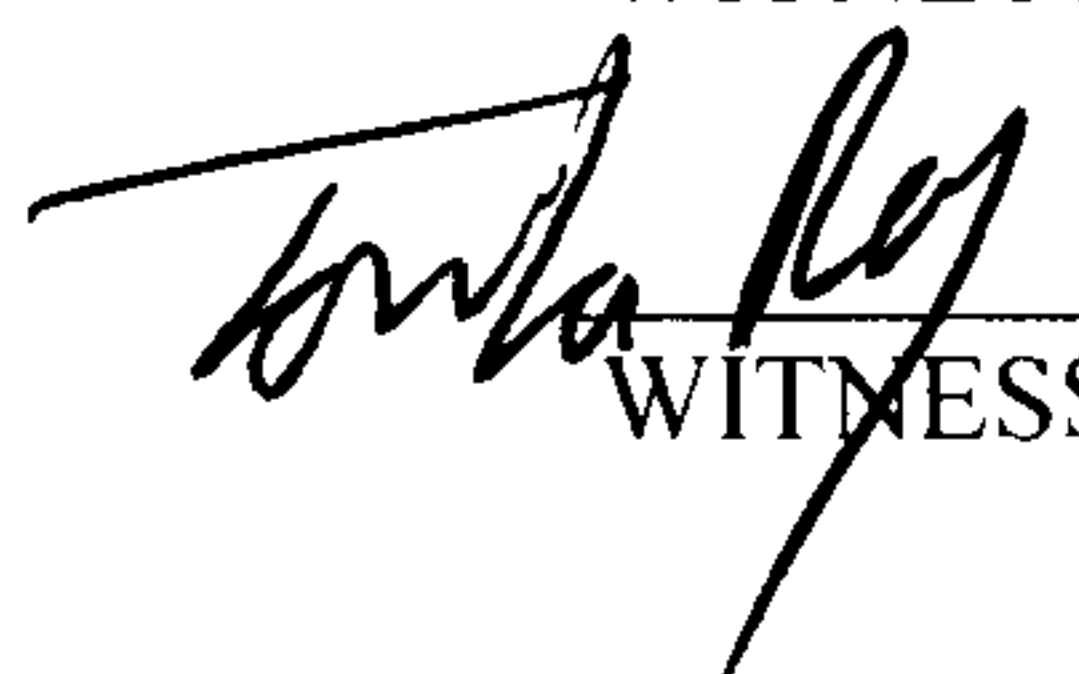
Executed this on 8/20/2014

Regions Bank



June Pridmore, Vice President



WITNESS


WITNESS

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Kassandra Buie, a Notary Public, in and for said County and State, do hereby certify that, June Pridmore, who is signed to the foregoing document and who is known to me, sworn to (or affirmed) and subscribed before me on this day, that being informed of the contents of said instrument, he/she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Witness my hand and official seal 8/20/2014



NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 21, 2015

Document Prepared by LaShaunda Bargainer

20140827000269690 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
08/27/2014 11:28:04 AM FILED/CERT

EXHIBIT A

Legal Description:

A parcel of land located in the South One Half of the Northeast Quarter of the Northwest Quarter of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama. Commence at the Northeast corner of the South One Half of the Northeast Quarter of the Northwest Quarter of said Section 13; thence North 82 degrees 58 minutes 11 seconds West for a distance of 612.32 feet; thence South 32 degrees 31 minutes 16 seconds West for a distance of 218.67 feet to the Point of Beginning; thence continue South 32 degrees 31 minutes 16 seconds West for a distance of 170.93 feet; thence South 14 degrees 26 minutes 10 seconds West for a distance of 52.57 feet to the Northwesternly right of way of Canyon Park Drive; thence North 59 degrees 15 minutes 04 seconds East along said right of way for a distance of 367.97 feet; thence North 88 degrees 07 minutes 47 seconds West leaving said right of way for a distance of 211.36 feet to the Point of Beginning.

There also exist an easement for ingress, egress, and utilities described as follows:

Commence at the Northeast corner of the South One Half of the Northeast Quarter of the Northwest Quarter of said Section 13; thence North 82 degrees 58 minutes 11 seconds West for a distance of 612.32 feet; thence South 32 degrees 31 minutes 16 seconds West for a distance of 218.67 feet to the Point of Beginning of said easement; thence continue South 32 degrees 31 minutes 16 seconds West for a distance of 170.93 feet; thence South 14 degrees 26 minutes 10 seconds West for a distance of 52.57 feet to the Northwesternly right of way of Canyon Park Drive; thence North 59 degrees 15 minutes 04 seconds East along said right of way for a distance of 124.08 feet; thence North 30 degrees 44 minutes 56 seconds West leaving said right of way 14.96 feet; thence North 21 degrees 10 minutes 33 seconds East 72.36 feet; thence North 06 degrees 34 minutes 45 seconds East 97.37 feet; thence North 88 degrees 07 minutes 47 seconds West 105.00 feet to the point of beginning.

B2010120701071