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WHEN RECORDED MAIL TO:

Regions Bank
Collateral Management
201 Milan Parkway
Birmingham, AL 35211


20160630000228730 1/3 \$115.50
Shelby Cnty Judge of Probate, AL
06/30/2016 02:31:31 PM FILED/CERT

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REGIONS

2016/26/105040

MODIFICATION OF MORTGAGE



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Notice: The original principal amount available under the Note (as defined below), which was \$25,000.00 (on which any required taxes already have been paid), now is increased by an additional \$63,000.00.

THIS MODIFICATION OF MORTGAGE dated June 14, 2016, is made and executed between **LAWRENCE A PRICE AKA LARRY PRICE**, whose address is **241 VINE ST, MONTEVALLO, AL 35115**; **SYLVIANE G PRICE**, whose address is **241 VINE ST, MONTEVALLO, AL 35115**; husband and wife (referred to below as "Grantor") and **Regions Bank**, whose address is **910 North Main Street, Montevallo, AL 35115** (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated December 1, 2011 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

RECORDED ON 12/16/11 IN THE OFFICE OF JUDGE OF PROBATE IN SHELBY COUNTY, AL INSTRUMENT #20111216000382240.

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

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT: LOT 3, FRONTING ON VINE STREET 100.00 FEET AND RUNNING BACK 150.00 FEET, SAID LOT LOCATED IN THE ALMA H. JETER ADDITION TO THE TOWN OF MONTEVALLO AS DESCRIBED IN MAP AND SURVEY MADE BY R. S. VILLADSON, C. E. AND RECORDED IN RECORD BOOK 96, PAGE 140, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY. BEING THE SAME PREMISES CONVEYED TO SYLVIANE G. PRICE AND LARRY PRICE, AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP, IN THE EVENT ONE GRANTEE HEREIN SURVIVES THE OTHER, THE ENTIRE INTEREST SHALL PASS TO THE SURVIVING GRANTEE, AND, IF ONE DOES NOT SURVIVE THE OTHER, THE GRANTEES HEREIN SHALL TAKE AS TENANTS IN COMMON FROM CLARA A. RUST, AN UNMARRIED WOMAN BY WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR DATED 4/13/2005, AND RECORDED ON 4/21/2005, DOCUMENT # 20050421000188830. IN SHELBY COUNTY, AL.

The Real Property or its address is commonly known as 241 VINE STREET, MONTEVALLO, AL 35115.

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 \$25,000 to \$88,000.

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.

SUBORDINATION, PARTIAL RELEASE AND OTHER MODIFICATION REQUESTS. From time to time, Grantor or Borrower may request that we subordinate the lien of this Mortgage to another lien, release part of the Property from the lien of this Mortgage, or agree to some other modification of this Mortgage or the Credit Agreement or any Related Document. We are not obligated to agree to any such request. We may, in our sole discretion, impose conditions on our agreement to any such request. Such conditions may include, without limitation, imposing a fee or increasing the interest rate under the Credit Agreement, or both.

MODIFICATION OF MORTGAGE
(Continued)

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 14, 2016.

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 Lawrence A Price (Seal)
LAWRENCE A PRICE

x Sylviane G Price (Seal)
SYLVIANE G PRICE

LENDER:

REGIONS BANK

x Ken Jones (Seal)
Authorized Signer
Ken Jones

This Modification of Mortgage prepared by:

Name: Matthew Dunaway
Address: 2050 Parkway Office Circle
City, State, ZIP: Hoover, AL 35244

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF Chilton)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that LAWRENCE A PRICE, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Modification, he or she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of June, 2016
Debra D. Payne
Notary Public

My commission expires DECEMBER 1, 2019
MY COMMISSION EXPIRES
DECEMBER 1, 2019

Debra D. Payne

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF Chilton)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that SYLVIANE G PRICE, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Modification, he or she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of June, 2016
Debra D. Payne
Notary Public

My commission expires _____
MY COMMISSION EXPIRES
DECEMBER 1, 2019

Debra D. Payne

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LENDER ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF Chilton)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Ken Jones
whose name as Vice President 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 Vice President of Regions Bank, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 14th day of June, 2016.

Debra D. Payne
Notary Public

MY COMMISSION EXPIRES
DECEMBER 1, 2019

My commission expires _____

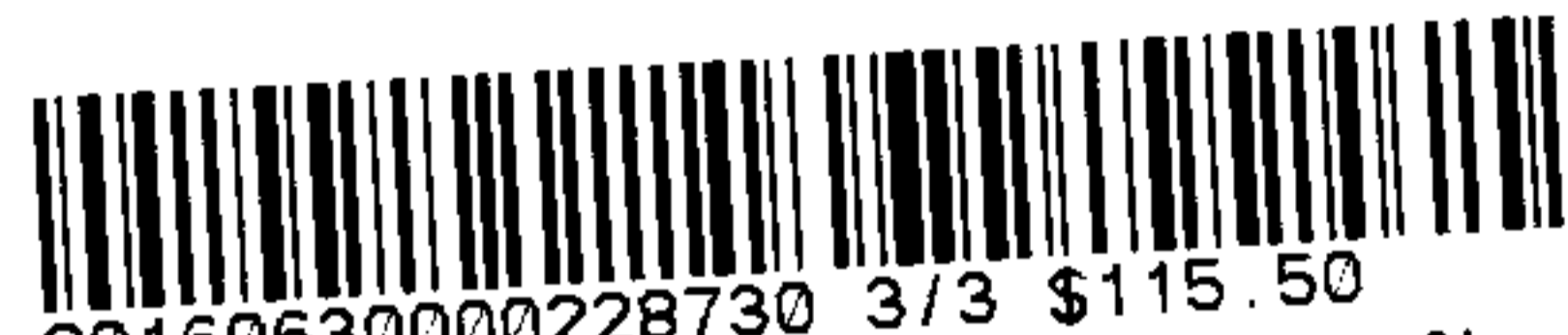
Debra D. Payne



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