

WHEN RECORDED MAIL TO:

Regions Bank
2964 Pelham Parkway
Pelham, AL 35124

Inst # 1998-28797

07/09/1998-28797
10:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CM 23.15

029 0248355 9001

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED JULY 15, 1998, BETWEEN Steve L. Chance and Brenda G. Chance, man and wife, (referred to below as "Grantor"), whose address is 140 Hodgens Road, Chelsea, AL 35043; and Regions Bank (referred to below as "Lender"), whose address is 2964 Pelham Parkway, Pelham, AL 35124.

MORTGAGE. Grantor and Lender have entered into a mortgage dated April 3, 1998 (the "Mortgage") recorded in Shelby County, State of Alabama as follows:

recorded on April 7, 1998 in instrument # 1998-13908 in the Office of the Judge of Probate 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:

see attached Exhibit "A"

The Real Property or its address is commonly known as 140 Hodgens Road, Chelsea, AL 35043.

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

principal increase of \$8,031.21 for a total mortgage amount of \$72,651.95.

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 Steve L. Chance (SEAL)
Steve L. Chance

x Brenda G. Chance (SEAL)
Brenda G. Chance

LENDER:

Regions Bank

By: _____
Authorized Officer

This Modification of Mortgage prepared by:

Name: Louise Holland
Address: 2964 Pelham Parkway
City, State, ZIP: Pelham, 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 Steve L. Chance and Brenda G. Chance, 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 15th day of July, 19 98

Spencer D. Holland
Notary Public

My commission expires 2/24/2001

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 _____

Inst # 1998-28797
07/29/1998-28797
10:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 23.15