

RECORDATION REQUESTED BY:

Regions Bank
2964 Pelham Parkway
Pelham, AL 35124

WHEN RECORDED MAIL TO:

Regions Bank
2964 Pelham Parkway
Pelham, AL 35124

SEND TAX NOTICES TO:

Regions Bank
2964 Pelham Parkway
Pelham, AL 35124

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED APRIL 1, 1999, BETWEEN SHERWOOD J. STAMPS, THIS IS NOT THE HOMESTEAD PROPERTY, (referred to below as "Grantor"), whose address is 600 STAMPS JUNCTION, MONTEVALLO, AL 35115; 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 March 4, 1994 (the "Mortgage") recorded in SHELBY County, State of Alabama as follows:

RECORDED IN INST. #1994-8065 WITH AMENDMENT TO MORTGAGE FILED IN INST. #1997-15010

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

THE SE 1/4 LYING EAST OF PUMPKIN SWAMP ROAD, SEC. 19; THE W 1/2 OF THE SW 1/4 OF SEC. 20; THE N 1/2 OF THE NE 1/4; THE W 1/2 OF THE NW 1/4 LYING NORTH OF THE CENTRAL OF GEORGIA RAILWAY, PART OF THE NE 1/4 OF THE SW 1/4; PART OF THE E 1/2 OF THE NW 1/4 OF SEC. 29; PART OF THE NE 1/4 OF SEC. 30; ALL BEING IN TWP 18 SOUTH R 2 WEST, SHELBY COUNTY, ALABAMA.

The Real Property or its address is commonly known as HWY 55, CHELSEA, AL 35115.

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

PRINCIPAL INCREASE FROM \$500,000 TO \$550,000..

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.

GRANTOR:

X  (SEAL)
SHERWOOD J. STAMPS

LENDER:

Regions Bank

By: 

Authorized Officer

This Modification of Mortgage prepared by:

Name: JOANNE IRWIN
Address:
City, State, ZIP:

Inst # 1999-16562

04/20/1999-16562
08:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CM 06.00

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 SHERWOOD J. STAMPS, 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 8th day of April, 19 99
Joanne R. Jewin
Notary Public
MY COMMISSION EXPIRES OCT. 20, 1999.

My commission expires _____

LENDER ACKNOWLEDGMENT

STATE OF 1)
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 _____

Inst # 1999-16362

04/20/1999-16362
08:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CM 06.00