

WHEN RECORDED MAIL TO:

Regions Bank
298 Valley Avenue West
Birmingham, AL 35209

Inst # 1999-17177

04/23/1999-17177
10:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HNS 51.00

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED APRIL 1, 1999, BETWEEN Dewey Bruce Glenn and Lenora D. Glenn, husband and wife (referred to below as "Grantor"), whose address is 1693 Highway 201; Post Office Box 1807, Calera, AL 35040-1807; and Regions Bank (referred to below as "Lender"), whose address is 298 Valley Avenue West, Birmingham, AL 35209.

MORTGAGE. Grantor and Lender have entered into a mortgage dated August 6, 1992 (the "Mortgage") recorded in Shelby County, State of Alabama as follows:

mortgage in the amount of \$25,000.00 recorded in the Probate Office 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 Exhibit "A" for legal description

The Real Property or its address is commonly known as 1693 Highway 201; Post Office Box 1807, Calera, AL 35040-1807. The Real Property tax identification number is 58-35-3-08-0-001-008-001.

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

Principal increase from \$25,000.00 to \$50,000.00.

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 Dewey Bruce Glenn (SEAL)
Dewey Bruce Glenn

X Lenora D. Glenn (SEAL)
Lenora D. Glenn

LENDER:

Regions Bank

By: _____
Authorized Officer

This Modification of Mortgage prepared by:

Name: Kelli R. Sertain
Address: 417 North 20th Street
City, State, ZIP: Birmingham, Alabama 35203

INDIVIDUAL 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 Dewey Bruce Glenn and Lenora D Glenn, 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 April, 19 99
Kelli R. Sartin
Notary Public

My commission expires 10-05-2001

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 _____

A portion of the East 1/2 of the SE 1/4 of the SE 1/4 of Section 8, Township 24 North, Range 13 East, described as follows: Begin at the Northeast corner of the SE 1/4 of the SE 1/4 of Section 8, Township 24 North, Range 13 East, and run Southerly along the East side of the said 1/4 1/4 for 421.17 feet; thence turn an angle of 90 deg. 05 min. 17 sec. to the right and run Westerly for 702.47 feet; thence turn an angle of 89 deg. 48 min. 58 sec. to the right and run Northerly along the West side of the East 1/2 of the SE 1/4 of the SE 1/4 for 264.64 feet to a point on a fence line on the East side of the Curtis Hardin property (agreed fence line); thence turn an angle of 11 deg. 41 min. 17 sec. to the right and run Northeasterly along said fence for 159.74 feet to a point on the North side of the East 1/2 of the SE 1/4 of the SE 1/4; thence turn an angle of 78 deg. 29 min. 45 sec. to the right and run Easterly for 670.81 feet back to the point of beginning; being situated in Shelby County, Alabama.

ALSO included with the above described line is a 30 foot wide easement for ingress and egress described as beginning at the SE corner of Section 8, Township 24 North, Range 13 East, and running Northerly along the East side of said Section and also along the East side of the 30 foot wide easement herein described for 915.72 feet to the point of ending of said 30 foot wide easement, said point being the Southeast corner of the parcel described above; being situated in Shelby County, Alabama.

An easement 30 foot wide, in the NE 1/4 of the NE 1/4 of Section 17, Township 24 North, Range 13 East, Chilton County, Alabama, for ingress and egress, said easement being 15 feet on each side of the following described centerline: Commence at the Northeast corner of said Section 17; thence run West along the North Section line for a distance of 15 feet to the point of beginning; thence run South and parallel with the East line of said Section 17, a distance of 28.7 feet to the Northerly side of an unpaved County Road; being situated in Chilton County, Alabama.

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