

THIS INSTRUMENT WAS PREPARED BY:

MIKE T. ATCHISON, ATTORNEY
P.O. BOX 822
COLUMBIANA, ALABAMA 35051

STATE OF ALABAMA
SHELBY COUNTY

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED JULY 9, 1999, BETWEEN BENJAMIN F. JACOBS and wife, MARY ANN JACOBS, (referred to below as "Grantor") whose address is 203 N. Timothy Drive, Columbiana, Alabama 35051, and REGIONS BANK, (referred to below as "Lender"), whose address is 203 North Timothy Dr. Columbiana, Alabama 35051.

MORTGAGE. Grantor and Lender have entered into a mortgage dated December 13, 1995, (the "Mortgage"), recorded in Shelby County, State of Alabama, as follows:

Filed for record on December 20, 1995, recorded in Instrument #1995-36458, 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, Alabama, to-wit:

Lot No. 15, First Addition to Triple Springs, Second Sector, as shown by map recorded in the Probate Office of Shelby County, Alabama, in Map Book 6, page 155. Situated in Shelby County, Alabama.

The Real Property or its address is commonly known as 203 N. Timothy Drive, Columbiana, Alabama 35051.

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

KATHI D. JACOBS is released as a mortgagor on said mortgage.

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 endorser 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:


BENJAMIN F. JACOBS


MARY ANN JACOBS

REGIONS BANK


by: Billy Jones, its Vice-President

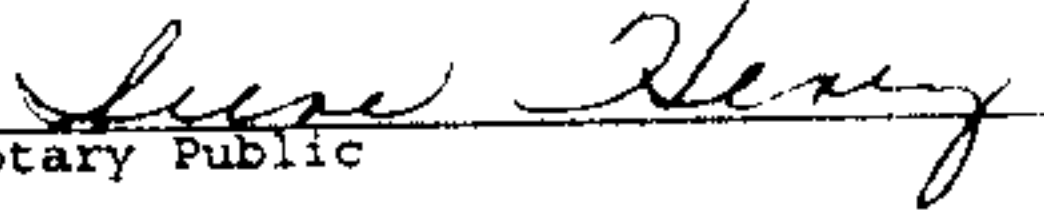
Inst # 1999-28956

07/09/1999-28956
11:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRM 12.00

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **BENJAMIN F. JACOBS and wife, MARY ANN JACOBS**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 9 day of July, 1999.


Notary Public

My commission expires:

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Billy Jones**, whose name as Vice-President of Regions Bank, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 9 day of July, 1999.


Notary Public

My commission expires:

Inst # 1999-28956

07/09/1999-28956
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