

WHEN RECORDED MAIL TO:

Regions Bank
910 North Main Street
Montevallo, AL 35115

Inst # 1999-34407

SLC 0299019680

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED MAY 13, 1999, BETWEEN H GREGORY WATTS and LARA JOHMAN WATTS, MAN & WIFE, (referred to below as "Grantor"), whose address is 352 DOGWOOD TRL, MONTEVALLO, AL 35115-8887; and Regions Bank (referred to below as "Lender"), whose address is 910 North Main Street, Montevallo, AL 35115.

MORTGAGE. Grantor and Lender have entered into a mortgage dated August 25, 1997 (the "Mortgage") recorded in Shelby County, State of Alabama as follows:

SEPTEMBER 4, 1997, INST. #1997-28251

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

LOT 12, ACCORDING TO THE SURVEY OF PARK FOREST SUBDIVISION, FOURTH SECTOR, AS RECORDED IN MAP BOOK 18, PAGE 95 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SITUATED IN SHELBY COUNTY, ALABAMA.

The Real Property or its address is commonly known as 352 DOGWOOD TRL, MONTEVALLO, AL 35115-8887.

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

PRINCIPAL INCREASE FROM 25,000.00 TO 55,000.00, EXTENDED MATURITY DATE TO MAY 13, 2004.

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.

CAUTION -- IT IS IMPORTANT THAT YOU THOROUGHLY READ THE CONTRACT BEFORE YOU SIGN IT.

GRANTOR:

X H. Gregory Watts (SEAL)
H GREGORY WATTS

Lara Johman Watts (SEAL)
LARA JOHMAN WATTS

LENDER:

Regions Bank

By: Karen Alexander
Authorized Officer

This Modification of Mortgage prepared by:

Name: KAREN ALEXANDER
Address: 2864 PELHAM PARKWAY
City, State, ZIP: PELHAM, AL 35124

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08/16/1999-34407
02:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HNS 71.00

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 H GREGORY WATTS and LARA JOHMAN WATTS, 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 13 day of May, 1999
Deborah L. Payne
Notary Public

My commission expires 12-4-99

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 _____

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08/16/1999-34407
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SHELBY COUNTY JUDGE OF PROBATE
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