

WHEN RECORDED MAIL TO:

Regions Bank
910 North Main Street
Montevallo, AL 35115

ELC 0219008809

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED SEPTEMBER 1, 1999, BETWEEN JEFFREY P HALVORSON and KARRON W. HALVORSON, man & wife, (referred to below as "Grantor"), whose address is 60 SHARPSBURG CIR. CALERA, AL 35040-4804; 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 October 13, 1996 (the "Mortgage") recorded in Shelby County, State of Alabama as follows:

Recording Date is 10/26/1995 in Instrument #1995-30619 in Shelby County Judge of Probate.

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

Lot 16, according to the Amended Map of Ivanhoe as recorded in Map Book 8, page 70 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

The Real Property or its address is commonly known as **60 SHARPSBURG CIR, CALERA, AL 35040-4804.**

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

Increasing amount of line of credit from \$20,000.00 to \$30,000.00 and decreasing margin from WSJ Prime plus 1.5% to WSJ Prime plus 1.00%..

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 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.

THIS MODIFICATION IS GIVEN UNDER SEAL AND IT IS INTENDED THAT THIS MODIFICATION IS AND SHALL CONSTITUTE AND HAVE THE EFFECT OF A SEALED INSTRUMENT ACCORDING TO LAW.

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

GRANTOR:

X  (SEAL)
JEFFREY P. HALVORSON

X  (SEAL)
KARRON W. HALVORSON

LENDER:

Regions Bank

By: 
Authorized Officer

This Modification of Mortgage prepared by:

Name: Karen Murphy
Address: 2884 Pelham Parkway
City, State, ZIP: Pelham, Alabama 35124

Inst # 1999-38003

09/10/1999-38003
09:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 1998 26.80

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 JEFFREY P HALVORSON and KARRON W HALVORSON, 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 1st day of September, 19 99

Louis B. Phillips
Notary Public

My commission expires Notary Public, Alabama State At Large
My Commission Exp. 08/23/2001

LENDER ACKNOWLEDGMENT

STATE OF _____)

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 # 1999-38003

09/10/1999-38003

09:02 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 199 25.00