

WHEN RECORDED MAIL TO:

Regions Bank
810 North Main Street
Montevallo, AL 35115

Inst # 1999-51435

12/21/1999-51435
10:35 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
003 MS 36.00

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

ELC 029-9008886



MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED DECEMBER 17, 1999, BETWEEN LARRY G BLANKERSHIP, an unmarried man, (referred to below as "Grantor"), whose address is 4771 HIGHWAY 25, MONTEVALLO, AL 35115-4283; 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 March 13, 1996 (the "Mortgage") recorded in Shelby County, State of Alabama as follows:

Recording Date is 03/26/96, Inst. #1996-09699 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:

See attached Exhibit "A"

The Real Property or its address is commonly known as 4771 HIGHWAY 25, MONTEVALLO, AL 35115-4283.

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

Increasing amount of line of credit from \$30,000.00 to \$45,000.00..

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 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
LARRY G BLANKERSHIP

LENDER:

Regions Bank

By:
Authorized Officer

This Modification of Mortgage prepared by:

Name: Karen Murphy
Address: 2964 Pelham Parkway
City, State, ZIP: Pelham, AL 35124

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 LARRY G BLANKERSHIP, 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 17 day of December, 19 99.

Richard Payne
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 5, 2003
REGISTERED NOTARY PUBLIC COMMISSIONER

My commission expires

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 _____

EXHIBIT "A"

From the SE corner of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, run along the east $\frac{1}{4}$ - $\frac{1}{4}$ line 720.693 feet to a point on the north R/W line of Ala Highway 25 and the beginning point of subject lot; from said point continue along the east $\frac{1}{4}$ - $\frac{1}{4}$ line North 00 degrees 24 minutes 38 seconds East 406.8 feet to an iron marker; thence North 82 degrees 19 minutes 21 seconds West 249.788 feet to an iron marker; thence South 00 degrees 16 minutes 20 seconds West 211.551 feet to an iron marker; thence South 83 degrees 04 minutes 09 seconds East 211.628 feet; thence South 00 degrees 25 minutes 39 seconds West 197.763 feet; thence South 81 degrees 47 minutes 45 seconds East 37.416 feet, back to the point of beginning.
According to the survey of Frank B. Carret, Jr. dated February 8, 1996.

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