

WHEN RECORDED MAIL TO:

Regions Bank
225 West College Street
Columbiana, AL 35051

299008006

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED DECEMBER 10, 1999, BETWEEN WILLIAM BOND and MAXINE BOND, man & wife, (referred to below as "Grantor"), whose address is 22 PANORAMA POINT, SHELBY, AL 35143-0000; and Regions Bank (referred to below as "Lender"), whose address is 225 West College Street, Columbiana, AL 35051.

MORTGAGE. Grantor and Lender have entered into a mortgage dated May 1, 1995 (the "Mortgage") recorded in Shelby County, State of Alabama as follows:

Recording date is 05/05/1995 in Instrument #1995-12037 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 46, in LaCoosa Estates, as shown on Plat recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, Page 35

The Real Property or its address is commonly known as 22 PANORAMA POINT, SHELBY, AL 35143-0000. The Real Property tax Identification number is 58-33-6-13-0-003-044.

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

Principal increase on line of credit from \$85,980.00 to \$150,000.00 and decreasing margin from WSJ Prime plus 1.50% 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 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.

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)
WILLIAM BOND

X  (SEAL)
MAXINE BOND

LENDER:

Regions Bank

By:

Authorized Officer

This Modification of Mortgage prepared by:

Name: Karen Murphy
Address: 2984 Pelham Parkway
City, State, ZIP: Pelham, AL 35124

Inst # 2000-00063

01/04/2000-00063
09:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 196 105.65

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that WILLIAM BOND and MAXINE BOND, 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 10 day of Dec, 1999
[Signature]
Notary Public

My commission expires August 12, 2001

LENDER ACKNOWLEDGMENT

STATE OF _____
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 _____

Inst # 2000-00063

01/04/2000-00063
09:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HHS 105.65