

WHEN RECORDED MAIL TO:

Regions Bank
200 Inverness Center Drive
Birmingham, AL 35242

Inst # 2000-17863

05/31/2000-17863
12:51 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
602 SRA 181.00

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

SLC 299619472



MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED APRIL 14, 2000, BETWEEN FRED V SANDERS and BARBARA O SANDERS, man & wife, (referred to below as "Grantor"), whose address is 100 NEW HOPE MOUNTAIN RD, PELHAM, AL 35124-3710; and Regions Bank (referred to below as "Lender"), whose address is 200 Inverness Center Drive, Birmingham, AL 35242.

MORTGAGE. Grantor and Lender have entered into a mortgage dated August 20, 1997 (the "Mortgage") recorded in Shelby County, State of Alabama as follows:

Recording Date 08/08/1997-28887, 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 2-BB, according to the Survey of a final plat of a Resurvey of a Resubdivision of Lot 2, Quinn's Subdivision, as recorded in Map Book 17, Page 78 in the Probate Office of Shelby County, Alabama.

The Real Property or its address is commonly known as 100 NEW HOPE MOUNTAIN RD, PELHAM, AL 35124-3710.

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

Rate decrease from WSJ Prime plus 1.00% to WSJ Prime. Principal increase from \$35,000.00 to \$95,000.00..

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 *Fred V Sanders* (REAL)
FRED V SANDERS

X *Barbara O. Sanders* 4-14-00 (REAL)
BARBARA O SANDERS

LENDER:

Regions Bank

By: *Barbara W. Moore*
Authorized Officer

This Modification of Mortgage prepared by:

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

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 FRED V SANDERS and BARBARA O SANDERS, 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 14TH day of April, 2000

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: May 15, 2002
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Barbara W. Moore
Notary Public

My commission expires _____

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 _____, 20____

Notary Public

My commission expires _____

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