

WHEN RECORDED MAIL TO:

Regions Bank
2964 Pelham Parkway
Pelham, AL 35124

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED JANUARY 19, 2001, BETWEEN Donald J. Mathis, an unmarried man, (referred to below as "Grantor"), whose address is P. O. Box 467, Helena, AL 35080-; and Regions Bank (referred to below as "Lender"), whose address is 2964 Pelham Parkway, Pelham, AL 35124.

MORTGAGE. Grantor and Lender have entered into a mortgage dated April 18, 2000 (the "Mortgage") recorded in Shelby County, State of Alabama as follows:

Recorded on May 2, 2000 in the Office of the Judge of Probate of Shelby County, Instrument #2000-14223

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

Lots E, F, G and H of Block 16, according to the Squire's Map of Helena, Alabama, according to Map or Plat of said subdivision recorded at Page 121 of Map Book 3, in the Office of the Judge of Probate of Shelby County

The Real Property or its address is commonly known as **180 3rd Street, Helena, AL 35080-.**

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

increase principal from \$30,000.00 to \$80,000.00.

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 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)
Donald J. Mathis

LENDER:

Regions Bank

By: 
Authorized Officer

This Modification of Mortgage prepared by:

**Name: Jennie Dukes Wetmore
Address: 417 North 20th Street
City, State, ZIP: Birmingham, Alabama 35203**

Inst # 2001-03003

**01/29/2001-03003
09:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMB 89.00**

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 **Donald J. Mathis**, 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 19 day of Jan, 20 01.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Feb 16, 2004
BONDED THRU NOTARY PUBLIC UNDERWRITERS

 Notary Public

My commission expires _____

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 _____, 20 _____.

Notary Public

My commission expires _____

Inst # 2001-03003

01/29/2001-03003

09:09 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 HMB 89.00