

WHEN RECORDED MAIL TO:

Regions Bank
417 North 20th Street
3rd Floor
Birmingham, AL 35203

Inst # 2001-03656
02/01/2001-03656
01:38 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HMB 164.00

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED JANUARY 26, 2001, BETWEEN Guy E. Blaudeau, MD, a married man, (referred to below as "Grantor"), whose address is 2505 Inwood Road, Birmingham, AL 35226-0000; and Regions Bank (referred to below as "Lender"), whose address is 417 North 20th Street, 3rd Floor, Birmingham, AL 35203.

MORTGAGE. Grantor and Lender have entered into a mortgage dated June 1, 1999 (the "Mortgage") recorded in Shelby County, State of Alabama as follows:

mortgage recorded in 1999-23844 in the Shelby County Judge of Probate Office

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

See attached for legal description

The Real Property or its address is commonly known as **130 Riverchase Parkway East, Birmingham, AL 35244.** The Real Property tax identification number is 109300001004.020.

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

Increase principal amount of loan from \$50,000.00 to \$150,000.00.

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 endorser 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)
Guy E. Blaudeau, MD

LENDER:

Regions Bank

By: 
Authorized Officer

This Modification of Mortgage prepared by:

Name: Kelli R. Sartain
Address: 417 North 20th Street
City, State, ZIP: Birmingham, Alabama 35203

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama)

COUNTY OF Jefferson) SS

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **Guy E. Blaudeau, MD**, 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 26th day of January, 2000.

Cynthia Penix
Notary Public

My commission expires 02-05-01

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 _____, 20____.

Notary Public

My commission expires _____

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