

WHEN RECORDED MAIL TO:

Regions Bank
225 West College Street
Columbiana, AL 35051

Inst # 2001-04600

02/09/2001-04600
08:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CJ1 62.00

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED FEBRUARY 2, 2001, BETWEEN Penny L. Reed and Christopher P. Reed, husband and wife, (referred to below as "Grantor"), whose address is 4665 Highway 47, Shelby, AL 35143-5313; 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 September 11, 1998 (the "Mortgage") recorded in Shelby County, State of Alabama as follows:

Mortgage dated 09-11-98 and Recorded on 09-11-98 in the Probate Office of Shelby County in instrument number 1998/35719.

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" for legal description.

The Real Property or its address is commonly known as **4665 Highway 47, Shelby, AL 35143-5313.**

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

Increase Equity Line from the original amount of \$50,000.00 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 Penny L. Reed (SEAL)
Penny L. Reed

X Christopher P. Reed (SEAL)
Christopher P. Reed

LENDER:

Regions Bank

By: Billy [Signature]
Authorized Officer

This Modification of Mortgage prepared by:

Name: Vicky Newland
Address: 417 North 20th Street
City, State, ZIP: Birmingham, Alabama 35203

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 Penny L. Reed and Christopher P. Reed, 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 2 day of Feb, 2001.

Jayne Goutin
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 _____

EXHIBIT A

Borrower: Penny L. Reed (SSN: [REDACTED])
Christopher P. Reed (SSN: [REDACTED])
4665 Highway 47
Shelby, AL 35143-5313

Lender: Regions Bank
Columbiana Branch
225 West College Street
Columbiana, AL 35051

This Exhibit A is attached to and by this reference is made a part of each Deed of Trust or Mortgage, dated February 2, 2001, and executed in connection with a loan or other financial accommodations between Regions Bank and Penny L. Reed and Christopher P. Reed.

THIS EXHIBIT A IS EXECUTED ON FEBRUARY 2, 2001.

CAUTION -- IT IS IMPORTANT THAT YOU THOROUGHLY READ THE CONTRACT BEFORE YOU SIGN IT.

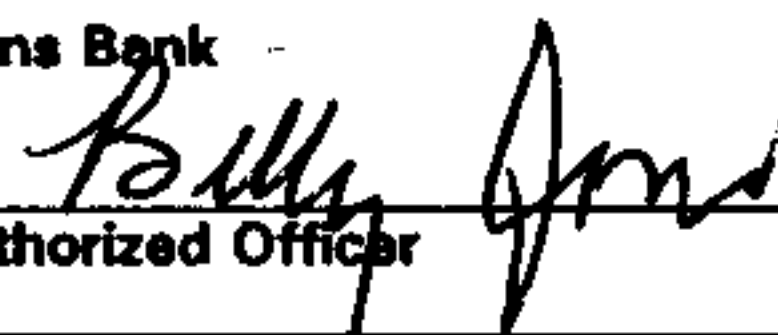
BORROWER:

X  (SEAL)
Penny L. Reed

X  (SEAL)
Christopher P. Reed

LENDER:

Regions Bank

By: 
Authorized Officer

LASER PRO, Reg. U.S. Pat. & T.M. Off., Ver. 3.29a (C) Concentrex 2001 All rights reserved. [AL-G60 E3.29 F3.29 0110812.LN L2.OVL]

Lots 1, 2, 3, Block 74, according to the Survey of Safford's Map of Shelby, Alabama. ALSO, the North 1/4 of vacated 3th Street, lying South of Lots 1, 2, and 3, Block 74, according to the Survey of Safford's Map of Shelby, Alabama, being situated in Shelby County, Alabama.

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