

Inst # 2001-16130

WHEN RECORDED MAIL TO:

REGIONS BANK
PELHAM MAIN OFFICE
2964 PELHAM PARKWAY
PELHAM, AL 35124

04/25/2001-16130
09:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MB 51.50

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE



DOC48000000000299013439000000

THIS MODIFICATION OF MORTGAGE dated April 13, 2001, is made and executed between ERIC L SHIRLEY, whose address is 1419 WHIRLAWAY CT; , HELENA, AL 35080-4107 and REDANA D SHIRLEY, whose address is 1419 WHIRLAWAY CT; , HELENA, AL 35080-4107; HUSBAND AND WIFE (referred to below as "Grantor") and REGIONS BANK, whose address is 2964 PELHAM PARKWAY, PELHAM, AL 35124 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated December 10, 1996 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded instrument number #199640778 in the Judge of Probate Office.

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

Lot 29, According To The Survey Of Dearing Downs, Fourth Addition, As Recorded In Map Book 9, Page 179, In The Probate Office Of Shelby County, Alabama.

The Real Property or its address is commonly known as 1419 Whirlaway Ct., Helena, AL 35080.

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

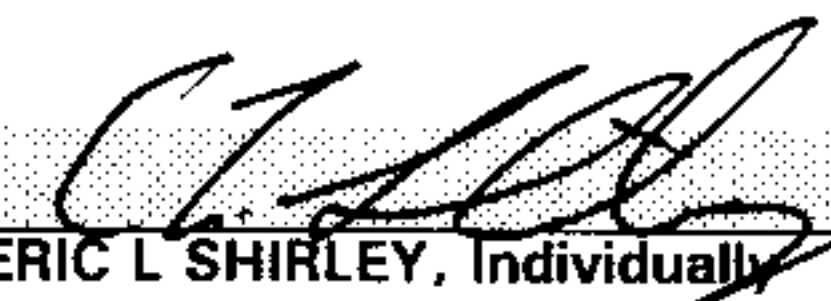
Extend Maturity dated from 11/28/2001 to 04/13/2006 and decrease margin rate from 1.00% to 0.00%.

Increase Equity Assetline from \$23,000.00 to \$48,000.00.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. 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.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED APRIL 13, 2001. 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.

GRANTOR:

X  (Seal)
ERIC L SHIRLEY, Individually

X  (Seal)
REDANA D SHIRLEY, Individually

LENDER:

X  (Seal)
Authorized Signer

This Modification of Mortgage prepared by:

Name: Stephanie Reid, Loan Processor
Address: 417 North 20th Street
City, State, ZIP: Birmingham, AL 35203

INDIVIDUAL ACKNOWLEDGMENT

STATE OF

Alabama

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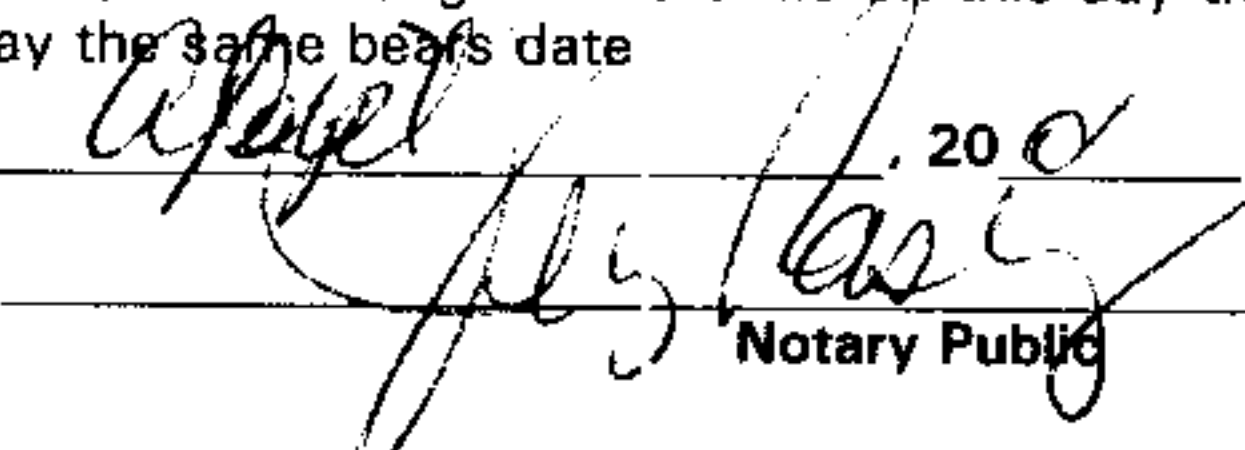
COUNTY OF

Shelby

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I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that ERIC L SHIRLEY and REDANA D SHIRLEY, 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 13 day of April, 2001.


Notary Public

My commission expires

03/07/04

LENDER ACKNOWLEDGMENT

STATE OF

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) SS

COUNTY OF

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I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that _____ a corporation, is signed to the foregoing and who is known to me, acknowledged before me on this day that, being informed of the contents of said, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this _____ day of _____, 20____.

Notary Public

My commission expires _____

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