

Inst # 2001-16151

WHEN RECORDED MAIL TO:

REGIONS BANK
COLUMBIANA
255 WEST COLLEGE STREET
COLUMBIANA, AL 35051

04/25/2001-16151
10:16 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 AB 30.50

0290052421

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE



DOC48000000000290052421000000

THIS MODIFICATION OF MORTGAGE dated April 12, 2001, is made and executed between MICHAEL ATCHISON, whose address is PO BOX 822; 104 MT DIXIE RD, COLUMBIANA, AL 35051-0822 and NENA G ATCHISON, whose address is PO BOX 822; , COLUMBIANA, AL 35051-0822; HUSBAND AND WIFE (referred to below as "Grantor") and REGIONS BANK, whose address is 255 WEST COLLEGE STREET, COLUMBIANA, AL 35051 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 26, 2000 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

recorded on 07-11-2000 with the Shelby County Judge of Probate, Instrument #200023103.

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

See Exhibit "A", which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 104 Paradise Cove Road, Columbiana, AL 35051.


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

increase principal from \$15,000.00 to \$26,000.00; decrease rate from 10.00% to 8.00%; decrease margin from 1.00% to 0.00%.

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 12, 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)
MICHAEL ATCHISON, Individually

x  (Seal)
NENA G ATCHISON, Individually

LENDER:

x  (Seal)
Authorized Signer

This Modification of Mortgage prepared by:

Name: Jennie Dukes Wetmore, Loan Processor
Address: 417 North 20th Street
City, State, ZIP: Birmingham, AL 35203

MODIFICATION OF MORTGAGE
(Continued)

Loan No: 0290052421

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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 **MICHAEL ATCHISON and NENA G ATCHISON**, 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

12

day of

April

20

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 _____ 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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