

WHEN RECORDED MAIL TO:

REGIONS BANK P.O. Box 10247  
WILDWOOD  
210 LAKESHORE PARKWAY B'ham 35282-9928  
BIRMINGHAM, AL 35209

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE



\*DOC48000000000030241698000000\*

THIS MODIFICATION OF MORTGAGE dated June 27, 2002, is made and executed between RICKY L WAGES, whose address is 5176 COLONIAL PARK RD, BIRMINGHAM, AL 35282-0001 and ROBIN T WAGES, whose address is 5176 COLONIAL PARK RD, BIRMINGHAM, AL 35242-3264; HUSBAND AND WIFE (referred to below as "Grantor") and REGIONS BANK, whose address is 210 LAKESHORE PARKWAY, BIRMINGHAM, AL 35209 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated July 8, 1997 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded on July 16, 1997 in the Office of the Judge of Probate in Instrument 1997-22351.

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

Lot 31, according to the Survey of Meadowbrook 6th Sector, as recorded in Map Book 8, Page 44, in the Probate Office of Shelby County, Alabama

The Real Property or its address is commonly known as 5176 COLONIAL PARK RD, BIRMINGHAM, AL 35282-0001.

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

Increase Principal by \$7,000.00 from \$18,000.00 to \$25,000.00.

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 endorers 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 JUNE 27, 2002.

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 Ricky L. Wages (Seal)  
RICKY L WAGES, Individually

x Robi Wages (Seal)  
ROBIN T WAGES, Individually

LENDER:

x Charleen Hough (Seal)  
Authorized Signer

This Modification of Mortgage prepared by:

Name: Rosalind H. Little, Loan Processor  
Address: 417 North 20th Street  
City, State, ZIP: Birmingham, AL 35203

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF

Alabama

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COUNTY OF

Jefferson

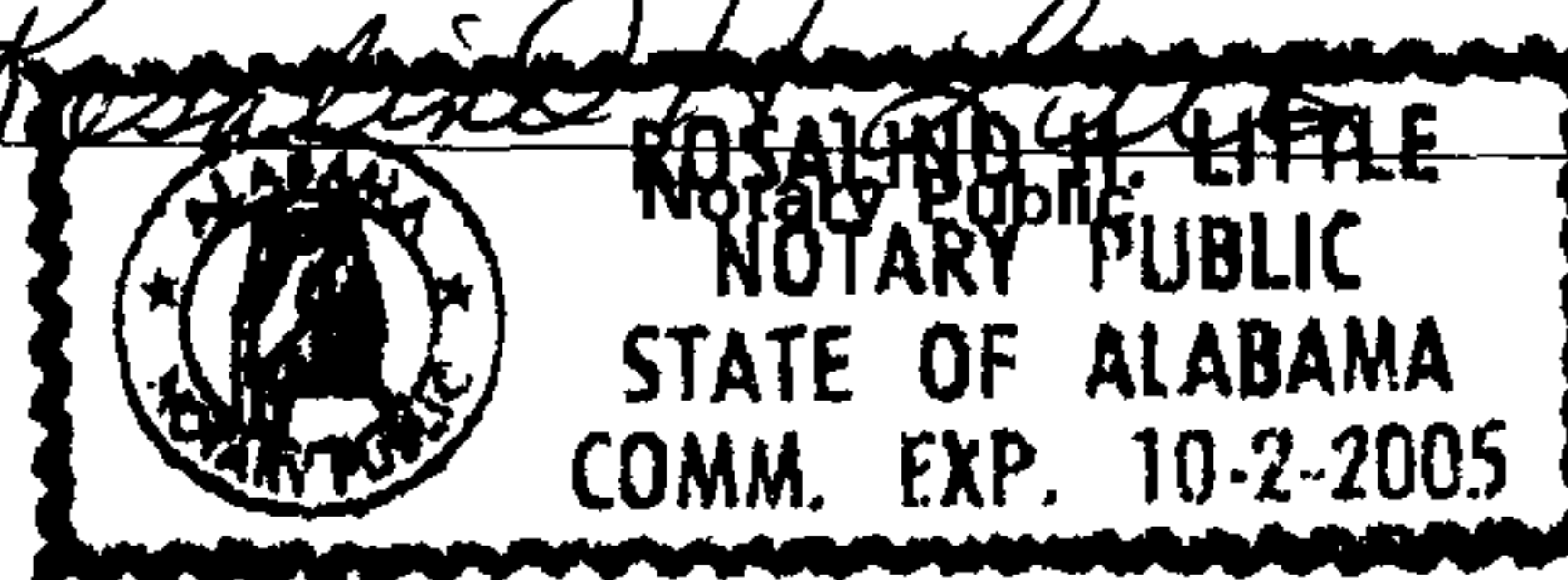
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I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that RICKY L WAGES and ROBIN T WAGES, HUSBAND AND WIFE, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before 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 27<sup>th</sup> day of June, 20 02.

My commission expires

10-2-05

## LENDER ACKNOWLEDGMENT

STATE OF

Alabama

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COUNTY OF

Jefferson

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I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Regions 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 27<sup>th</sup> day of June, 20 02.

My commission expires

10-2-05