

WHEN RECORDED MAIL TO:  
REGIONS BANK  
BIRMINGHAM MAIN OFFICE  
417 NORTH 20TH STREET  
BIRMINGHAM, AL 35203

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



## MODIFICATION OF MORTGAGE



\*DOC48000300000030258874000000\*

THIS MODIFICATION OF MORTGAGE dated April 4, 2003, is made and executed between GREGORY SHANE BOZEMAN, whose address is 505 OVERHILL RD, PELHAM, AL 35124-1621; AN UNMARRIED MAN (referred to below as "Grantor") and REGIONS BANK, whose address is 417 NORTH 20TH STREET, BIRMINGHAM, AL 35203 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated March 22, 2002 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded date 04/01/2002 in Instrument # 2002-15058.

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

Lot 27, Block 3, according to the Survey of Oak Mountain Estates, Second Sector, as recorded in Map Book 5, Page 76, in the Probate Office of Shelby County, Alabama.

The Real Property or its address is commonly known as 505 Overhill Road, Pelham, AL 35124.

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

Principal decrease from \$21,000.00 to \$12,500.00.

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.

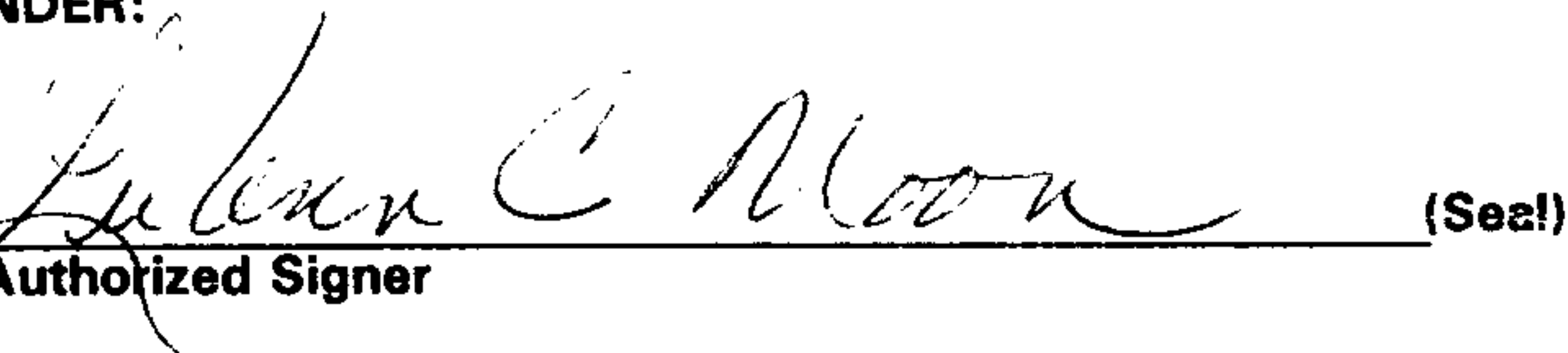
GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED APRIL 4, 2003.

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)  
GREGORY SHANE BOZEMAN, Individually

LENDER:

X  (Seal)  
Authorized Signer

This Modification of Mortgage prepared by:

Name: Cathy Hollifield  
Address: 417 NORTH 20TH STREET  
City, State, ZIP: BIRMINGHAM, AL 35203



MODIFICATION OF MORTGAGE  
(Continued)

Loan No: 00300000030258874

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama

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COUNTY OF Jefferson

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20030410000219360 Pg 2/2 15.00  
Shelby Cnty Judge of Probate, AL  
04/10/2003 11:02:00 FILED/CERTIFIED

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **GREGORY SHANE BOZEMAN, AN UNMARRIED MAN**, 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 7<sup>th</sup> day of April, 2003.

Yolanda Williams  
Notary Public

My commission expires June 12 2003

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 Bank a corporation, is signed to the foregoing Modification and who is known to me, acknowledged before me on this day that, being informed of the contents of said Modification of Mortgage, 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 7<sup>th</sup> day of April, 2003.

Christopher L. Jones  
Notary Public

My commission expires 5/29/03