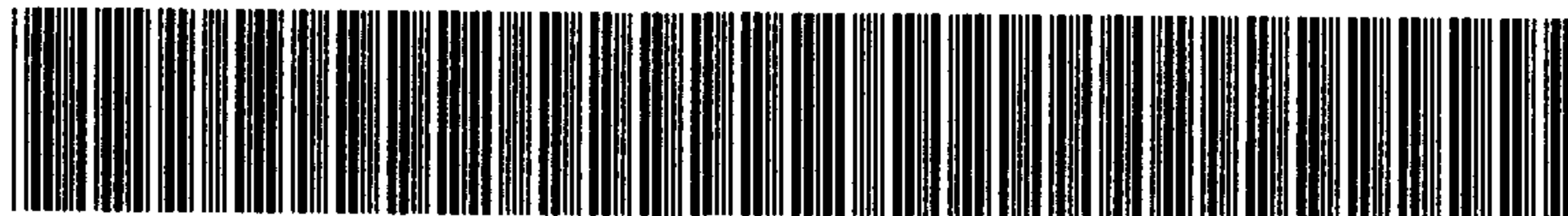


WHEN RECORDED MAIL TO:
Regions Loan Servicing Release
P O Box 4897
Montgomery, AL 36103

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE



DOC48000300000030259228000000

THIS MODIFICATION OF MORTGAGE dated June 6, 2003, is made and executed between GREGG W THOMAS, whose address is 2726 STEVENS CREEK RD, BIRMINGHAM, AL 35244-3444 and DIANE M THOMAS, whose address is 2726 STEVENS CREEK RD, BIRMINGHAM, AL 35244-3444; HUSBAND AND WIFE (referred to below as "Grantor") and REGIONS BANK, whose address is 2660 10TH AVE SOUTH- SUITE 103, BIRMINGHAM, AL 35205 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated November 7, 2001 (the "Mortgage") which has been recorded in Jefferson County, State of Alabama, as follows:

Recorded date 11/19/2001 in Instrument # 2001-49986 with the Judge of Probate Office .

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

Lot 27, Survey of Brookhaven, Sector, MB11, PG. 4, recorded in Judge of Probate Shelby County.

The Real Property or its address is commonly known as 2726 Stevens Creek Road, Birmingham, AL 35244.

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

Principal increase from \$16,000.00 to \$30,000.00.

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 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.

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 6, 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 Gregg W. Thomas (Seal)
GREGG W THOMAS, Individually

X Diane M. Thomas (Seal)
DIANE M THOMAS, Individually

LENDER:

X [Signature] (Seal)
Authorized Signer

This Modification of Mortgage prepared by:

Name: Martha McGee
Address: 2660 10TH AVE SOUTH- SUITE 103
City, State, ZIP: BIRMINGHAM, AL 35205

MODIFICATION OF MORTGAGE
(Continued)

Loan No: 00300000030259228

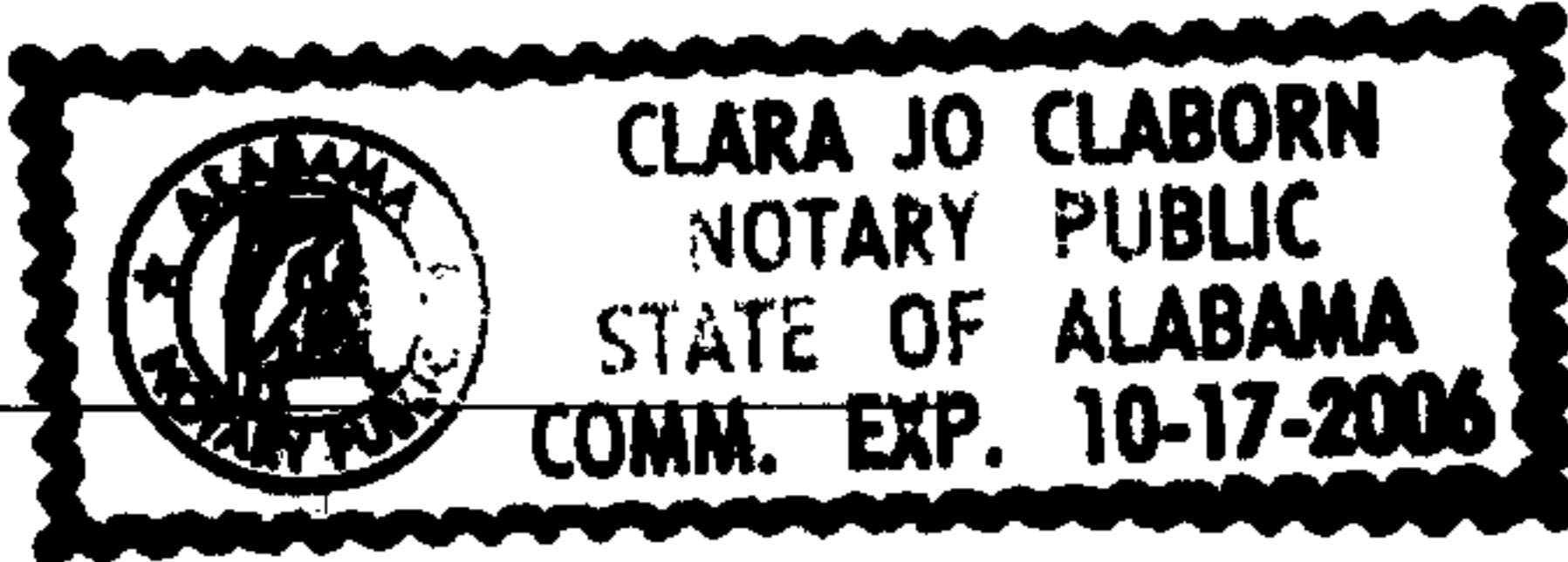
Page 2

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **GREGG W THOMAS and DIANE M THOMAS, 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 6th day of June, 2003.



My commission expires _____

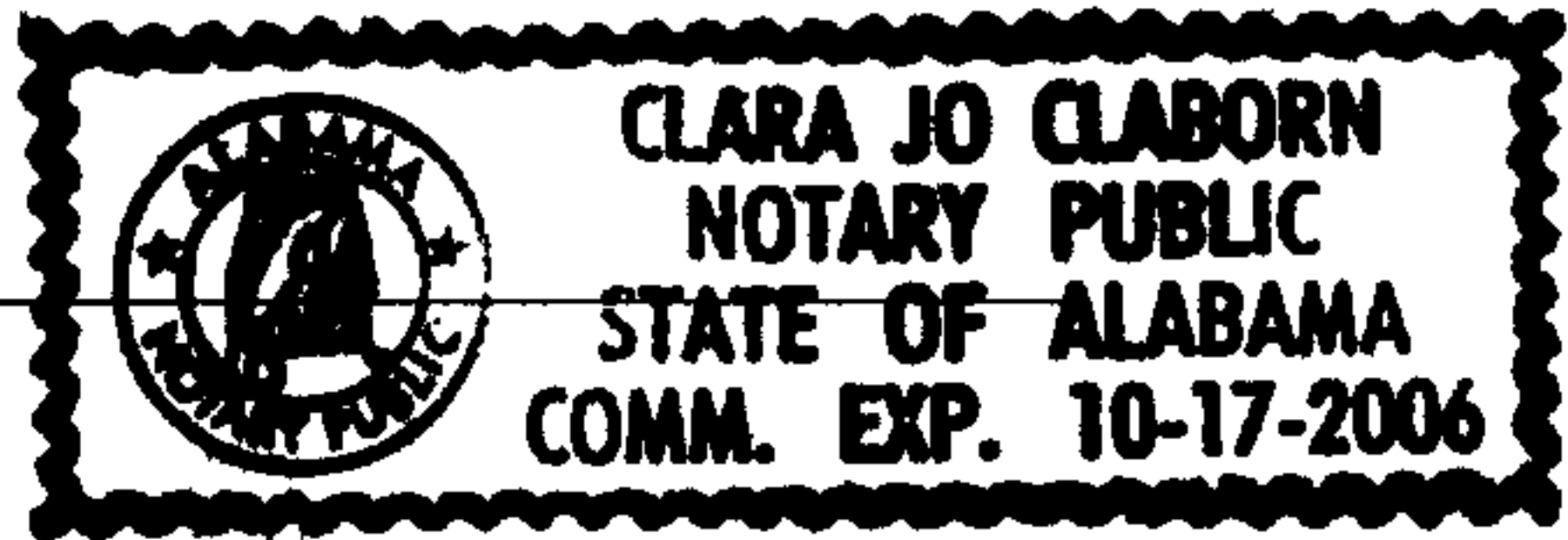
Clara Jo Claborn
Notary Public

LENDER ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF Jefferson)

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 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 6th day of June, 2003.



My commission expires _____

Clara Jo Claborn
Notary Public

6/5/2003 7:12:01 PM

SHELBY COUNTY PARCEL DETAIL REPORT

10-5-16-0-001-001.082

Parcel ID: 10-5-16-0-001-001.082 Land Type: Zoning:
Property: BIRMINGHAM, AL 35244 Subdivision: BROOKHAVEN 2ND SECTOR
Book/Page: 11/4 Block/Lot: 000/27
Legal: BROOKHAVEN 2ND SECTOR LOT 27 BLK 000 S16 T19S R02W MB11 P4 DIM 1764.8X1945.6
RB 159 P 586;RB 159 P 588;RB 183 P 291;

Land Assessed Value:	\$5,000	Land Appraised Value:	\$50,000
Bldg Assessed Value:	\$14,580	Bldg Appraised Value:	\$145,800
Total Assessed Value:	\$19,580	Total Appraised Value:	\$195,800
Homestead Ex:		Taxes/Year:	\$ 1261.07/2002

YrBlt	YrReModel	BaseSF	UpAdjSF	TotBsmtSF	FinBsmtSF	TotAdjSF	Rms	Beds	Bths	Stories
1988	0	1734				3200	7			1.5

Owner Name: THOMAS GREGG W & DIANE M
Owner Address: 2726 STEVENS CREEK RD BIRMINGHAM, AL 35244

Sale/Deed Info

Sale Date	Type	Amount	Source	Valid	Sale Ref	Book	Page	Deed Date
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Land Characteristics

Deed Acres: 0	Deed Dimensions: 1764.8X1945.6	Land Size:	Lot Depth:
Calc Acres:	Calc. Dimensions:	Timber Acreage:	

Improvements

Ext: WOOD & SHEATHING	Int: DRYWALL(SHEETROCK)	Floor: CARPET & UNDERLAY
Fnd: SLAB	Roof: HIP-GABLE	Roof: ASPHALT SHINGLES
HVAC:	Condition: 95	Plumb:

Prev Parcel

Next Parcel

New Search

Prev House #

Next House #

No warranty is provided regarding the accuracy of this data