

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

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MODIFICATION OF MORTGAGE



DOC48002900000290286118000000

THIS MODIFICATION OF MORTGAGE dated January 6, 2004, is made and executed between Andrew Michael Vansant, a/k/a Andrew M Vansant, whose address is 185 Strawberry Road, Shelby, AL 35143-0000 and Amy S Vansant, whose address is 185 Strawberry Road, Shelby, AL 35143-0000; HUSBAND AND WIFE (referred to below as "Grantor") and REGIONS BANK, whose address is P.O. BOX 946, 21325 HWY 25, COLUMBIANA, AL 35051 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated December 1, 2003 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded on 12/08/2003 in the Office of the Judge of Probate , Instrument #20031208000793940.

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 185 Strawberry Road, Shelby, AL 35143-0000.

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

Increase Principal from \$20,000.00 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 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 JANUARY 6, 2004.

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 Andrew Michael Vansant (Seal)
Andrew Michael Vansant

x Amy S Vansant (Seal)
Amy S Vansant

LENDER:

x Melinda S Walker (Seal)
Authorized Signer

This Modification of Mortgage prepared by:

Name: Melinda S Walker
Address: P.O. BOX 946
City, State, ZIP: COLUMBIANA, AL 35051

MODIFICATION OF MORTGAGE
(Continued)

Loan No: 02900000290286118

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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 **Andrew Michael Vansant and Amy S Vansant, 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 Jan, 2004.
Melinda Swell
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 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 _____ day of _____, 20____.

Notary Public

My commission expires _____

EXHIBIT "A"

PARCEL 1:

Commence at the Northwest corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 4, Township 24 North, Range 15, East for the point of beginning; thence run south on the quarter-quarter line for 529.60 feet; thence turn left 95 degrees 18' 24" for 1323.03 feet to the east section line; thence turn left 84 degrees 46' 58" and along said section line for 529.60 feet to the Northeast corner of said quarter-quarter section; thence turn left 95 degrees 13' 14" and along the north quarter-quarter line for 1322.21 feet to the point of beginning. Contains 16.01 acres.