

WHEN RECORDED MAIL TO:  
REGIONS BANK  
SHELBY COUNTY EXECUTIVE OFFICE  
2964 PELHAM PARKWAY  
PELHAM, AL 35124

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



## MODIFICATION OF MORTGAGE



\*DOC48000002913843090003000000\*

**THIS MODIFICATION OF MORTGAGE** dated January 14, 2004, is made and executed between Sherwood J Stamps, whose address is 600 Stamps Jct, Montevallo, AL 35115-5557; A MARRIED MAN (referred to below as "Grantor") and REGIONS BANK, whose address is 2964 PELHAM PARKWAY, PELHAM, AL 35124 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated June 11, 2001 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded on 06/13/2001 in the Office of the Judge of Probate Instrument # 200124135.

**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 County Road 55, Sterrett, AL 35147.

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

Increase Principal from \$1,000,000.00 to \$1,100,000.00.

**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.

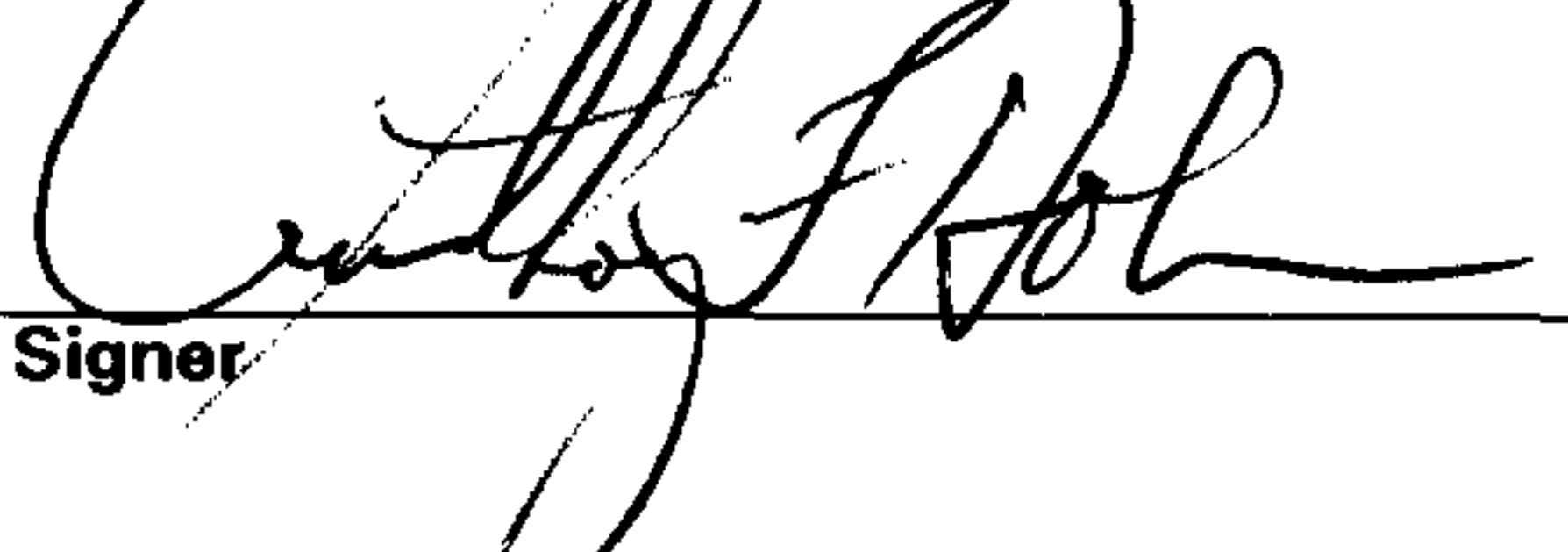
**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JANUARY 14, 2004.**

**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  (Seal)  
Sherwood J Stamps

LENDER:

X  (Seal)  
Authorized Signer

This Modification of Mortgage prepared by:

Name: Joanne Irwin  
Address: 2964 PELHAM PARKWAY  
City, State, ZIP: PELHAM, AL 35124

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 **Sherwood J Stamps, A MARRIED 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 14<sup>th</sup> day of January, 2008.  
Joanne R. Selwin  
Notary Public  
My commission expires 10/20/07

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 \_\_\_\_\_



Sherwood J. Stamps

## PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

SECTION 19: The SE  $\frac{1}{4}$  lying East of Pumpkin Swamp Road;

SECTION 20: The W  $\frac{1}{2}$  of the SW  $\frac{1}{4}$ ;

SECTION 29: The N  $\frac{1}{2}$  of the NE  $\frac{1}{4}$ ; the W  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  lying North of the Central of Georgia Railway; Part of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ ; and Part of the E  $\frac{1}{2}$  of the NW  $\frac{1}{4}$ ;

SECTION 30: Part of the NE  $\frac{1}{4}$ ;

All being located in Township 18 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

Beginning at the Northeast corner of Section 29, go South 89 degrees 27 minutes 53 seconds West along the North boundary of said Section for 3862.17 feet to the Southeast corner of the W  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of Section 20; thence North 01 degrees 52 minutes 08 seconds West along the East boundary of said W  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  for 2671.12 feet to the Northeast corner of said W  $\frac{1}{2}$  of SW  $\frac{1}{4}$ ; thence South 89 degrees 39 minutes 17 seconds West along the North boundary of said W  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  for 1303.61 feet to the Northeast corner of the SE  $\frac{1}{4}$  of Section 19; thence South 89 degrees 50 minutes 27 seconds West along the North boundary of said SE  $\frac{1}{4}$  for 661.29 feet to an existing iron pin; thence continue South 89 degrees 47 minutes 49 seconds West along the North boundary of said SE  $\frac{1}{4}$  for 1102.74 feet to a point on a curve to the right on the East boundary of Shelby County Highway No. 55, said curve having a Central Angle of 08 degrees 22 minutes 51 seconds and a radius of 210.00 feet; thence Westerly along said curve for 30.90 feet to the center line of Pumpkin Swamp Road; thence sixteen (16) courses along the center line of said road as follows: go South 30 degrees 37 minutes 51 seconds West for 355.43 feet; thence South 20 degrees 59 minutes 00 seconds West for 197.67 feet; thence South 14 degrees 07 minutes 00 seconds West for 142.94 feet; thence South 02 degrees 15 minutes 20 seconds West for 186.26 feet; thence South 06 degrees 13 minutes 20 seconds West for 348.37 feet; thence South 00 degrees 04 minutes 50 seconds West for 160.85 feet; thence South 01 degrees 23 minutes 30 seconds West for 233.79 feet; thence South 12 degrees 22 minutes 00 seconds West for 287.39 feet; thence South 17 degrees 10 minutes 30 seconds East for 183.46 feet; thence South 04 degrees 32 minutes 20 seconds West for 149.21 feet; thence South 02 degrees 02 minutes 00 seconds West for 232.16 feet; thence South 46 degrees 34 minutes 00 seconds West for 97.10 feet; thence South 65 degrees 21 minutes 52 seconds West for 102.62 feet; thence South 53 degrees 26 minutes 50 seconds West for 83.92 feet; thence South 53 degrees 26 minutes 15 seconds West for 170.00 feet; thence South 53 degrees 35 minutes 38 seconds West for 11.27 feet to the Southwest corner of the SE  $\frac{1}{4}$  of Section 19; thence South 68 degrees 28 minutes 04 seconds East for 300.0 feet to the center of a branch; thence four (4) courses along said branch as follows: go South 37 degrees 10 minutes 15 seconds West for 85.03 feet; thence South 57 degrees 30 minutes 11 seconds West for 34.66 feet; thence South 22 degrees 57 minutes 21 seconds West for 22.63 feet; thence South 13 degrees 14 minutes 41 seconds West for 63.71 feet; thence South 89 degrees 47 minutes 02 seconds West for 174.38 feet to the West boundary of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 30; thence South 00 degrees 08 minutes 00 seconds east along said West boundary for 186.93 feet to a point on a curve on the Northerly boundary of the Central of Georgia Railway, said curve having a central angle of 16 degrees 00 minutes 31 seconds and a radius of 11359.16 feet; thence easterly along said curve for 3173.79 feet to the West boundary of the NW  $\frac{1}{4}$  of Section 29; thence North 00 degrees 24 minutes 24 seconds East along said West boundary for 27.76 feet to a point on a curve of the Northerly boundary of the Central of Georgia Railway, said curve having a central angle of 02 degrees 51 minutes 14 seconds and a radius of 11334.16 feet; thence easterly along said curve for 564.55 feet to the point of tangent; thence South 66 degrees 38 minutes 02 seconds east for 365.15 feet to the South boundary of the W  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of Section 29; thence South 89 degrees 38 minutes 49 seconds East along said south boundary for 448.36 feet to the Northwest corner of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 29; thence



Sherwood J. Stamps

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South 00 degrees 09 minutes 21 seconds West along the West boundary of said NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  for 250.56 feet to the Northerly boundary of the Central of Georgia Railway; thence South 66 degrees 38 minutes 02 seconds East along said Northerly boundary for 1416.80 feet to the East boundary of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 29; thence North 05 degrees 32 minutes 06 seconds West for 2146.70 feet to a point on the South boundary of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 29; thence North 89 degrees 26 minute 15 seconds east along said South boundary for 203.68 feet to the Southwest corner of the N  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of Section 29; thence North 89 degrees 26 minute 15 seconds East along the South boundary of said N  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  for 2576.21 feet to the Southeast corner of the N  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of Section 29; thence North 00 degrees 09 minutes 11 seconds West along the East boundary of said N  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  for 1306.46 feet to the point of beginning; being situated in Shelby County, Alabama.

**LESS AND EXCEPT:**

A part of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  and the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 30, Township 18, South Range 2 East, Shelby County, Alabama, being more particularly described as follows:

Begin at the NW corner of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 30, Township 18 South, Range 2 East, Shelby County, Alabama; thence 20 degrees 24 minutes 06 seconds right from North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section, run Southeasterly along a fence for 277.58 feet; thence (continue along said fence the following described courses) 83 degrees 05 minutes 51 seconds right for 55.85 feet; thence 56 degrees 13 minutes 49 seconds right for 67.80 feet, thence 51 degrees 56 minutes 10 seconds left for 47.73 feet; thence 14 degrees 28 minutes 57 seconds right for 55.76 feet; thence 38 degrees 50 minutes 45 seconds right for 18.04 feet; thence (leaving said fence) 18 degrees 52 minutes 35 seconds right run Westerly 123.13 feet; thence 89 degrees 46 minutes 54 seconds left run Southerly 7.0 feet; thence, 134 degrees 27 minutes 02 seconds right run Northwesterly 296.74 feet to Sterrett Cemetery; thence 116 degrees 43 minutes 43 seconds right run Northeasterly 223.79 feet to the point of beginning containing 1.77 acres.

Subject to any easements, right-of-ways, or restrictions of record that may exist.