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Regions Loan Servicing Release
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MODIFICATION OF MORTGAGE



DOC48002900000290053981000000

THIS MODIFICATION OF MORTGAGE dated January 26, 2004, is made and executed between Freemon Jones, whose address is 1000 Queen Dr., Columbiana, AL 35051-4136 and Amanda P. Jones, whose address is 1000 Queen Dr., Columbiana, AL 35051-4136; 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 September 17, 2003 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded on 10/10/2003 in the Office of the Judge of Probate, Instrument #20031010/68204.

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 1000 Queen Dr., Columbiana, AL 35051-4136.

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

Increase principal amount of loan from \$10,000.00 to 15,000.00.

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 26, 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)
Freemon Jones

X  (Seal)
Amanda P. Jones

LENDER:

X  (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: 02900000290053981

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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 **Freemon Jones and Amanda P. Jones, 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 26th day of Jan, 2024.
Opelika Swall
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:

A portion of the SE1/4 of the SE1/4, Section 36, Township 20 South, Range 2 West, more particularly described as follows: Begin at the NE corner of said 1/4-1/4 Section and run thence in a Southerly direction along the Eastern boundary of said 1/4-1/4 Section a distance of 208.71 feet to a point; thence turn to the right and run Westerly parallel with the Northern boundary of said 1/4-1/4 Section a distance of 417.44 feet to a point; thence turn to the right and run Northerly parallel with the Eastern boundary of said 1/4-1/4 Section a distance of 208.71 feet, more or less, to a point on the Northern boundary of said 1/4-1/4 Section; thence turn to the right and run Easterly along the Northern boundary of said 1/4-1/4 Section a distance of 417.44 feet to point of beginning. MINERALS AND MINING RIGHTS EXCEPTED.

PARCEL 2:

A portion of the SE 1/4 of the SE 1/4 of Section 36, Township 20 South, Range 2 West, more particularly described as follows: Begin at the NE corner of said 1/4-1/4 Section and run thence in a Southerly direction along the Eastern boundary of said 1/4-1/4 Section a distance of 208.71 feet to the point of beginning of the land herein described; thence continue in the same direction along said Eastern boundary a distance of 208.71 feet to a point; thence turn to the right and run Westerly parallel with the North boundary of said 1/4-1/4 Section a distance of 417.44 feet to a point; thence turn to the right and run Northerly parallel with the Eastern boundary of said 1/4-1/4 Section a distance of 208.71 feet to the SW corner of property previously deeded to grantees herein; thence turn to the right and run Easterly parallel with the Northern boundary of said 1/4-1/4 Section, and along the Southern boundary of property previously deeded to said grantees a distance of 417.44 feet to the point of beginning. MINERALS AND MINING RIGHTS EXCEPTED.