

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



DOC48002900000290052283000000

THIS MODIFICATION OF MORTGAGE dated February 18, 2004, is made and executed between Troy R Goss AKA Troy Richard Goss, whose address is 5172 Stonehaven Drive, Birmingham, AL 35244-1991 and Marsha Sue Sturdevant AKA Marsha S Sturdevant, whose address is 5172 Stonehaven Drive, Birmingham, AL 35244-1991; HUSBAND AND WIFE (referred to below as "Grantor") and REGIONS BANK, whose address is 200 INVERNESS CENTER DRIVE, BIRMINGHAM, AL 35242 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated November 8, 1999 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded date 11/22/1999 in Instrument # 1999-47509 with the Judge of Probate Office.

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

Lot 18, according to the Survey of Valley Rock, Phase IV, as recorded in Map Book 14, Page 84, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

The Real Property or its address is commonly known as 5172 Stonehaven Drive, Birmingham, AL 35244-1991.

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

Principal increase from \$35,000.00 to \$45,000.00 .

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 FEBRUARY 18, 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 Troy R. Goss (Seal)
Troy R Goss

X Marsha Sue Sturdevant (Seal)
Marsha Sue Sturdevant

LENDER:

X Authorized Signer (Seal)
Authorized Signer

This Modification of Mortgage prepared by:

Name: Joseph John Collier
Address: 200 INVERNESS CENTER DRIVE
City, State, ZIP: BIRMINGHAM, AL 35242

MODIFICATION OF MORTGAGE
(Continued)

Loan No: 02900000290052283

20040303000108960 Pg 2/2 29.00
Shelby Cnty Judge of Probate, AL
03/03/2004 10:20:00 FILED/CERTIFIED

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 **Troy R Goss and Marsha Sue Sturdevant, 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 18 day of February, 2004.

Donna A King
Notary Public

Commission Expires
June 15, 2006

My commission expires _____

LENDER ACKNOWLEDGMENT

STATE OF Shelby Alabama)
) SS
COUNTY OF Shelby)

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 18 day of February, 2004.

Donna A King
Notary Public

Commission Expires
June 15, 2006

My commission expires _____