

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



DOC48002900000290053911000000

THIS MODIFICATION OF MORTGAGE dated April 7, 2004, is made and executed between Booba D Byars, whose address is 5360 Woodford Drive, Birmingham, AL 35242-4139; AN UNMARRIED WOMAN (referred to below as "Grantor") and REGIONS BANK, whose address is 910 N. MAIN STREET, MONTEVALLO, AL 35115 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated August 20, 2003 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded date 09/12/2003 in Instrument #20030912000612710 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 3A, according to the Resurvey of Lot 3, Block 7, Amended Map of Woodford, as recorded in Map Book 10, Page 43, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

The Real Property or its address is commonly known as 5360 Woodford Drive, Birmingham, AL 35242-4139.

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

Principal increase from \$75,000.00 to \$85,000.00.

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 APRIL 7, 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 Booba D Byars (Seal)
Booba D Byars

LENDER:

X Ker Jones (Seal)
Authorized Signer

This Modification of Mortgage prepared by:

Name: Kenneth W Jones
Address: 910 N. MAIN STREET
City, State, ZIP: MONTEVALLO, AL 35115

MODIFICATION OF MORTGAGE
(Continued)

Loan No: 02900000290053911

20040413000191150 Pg 2/2 29.00
Shelby Cnty Judge of Probate,AL
04/13/2004 11:24:00 FILED/CERTIFIED

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama)
COUNTY OF Shelby) SS
)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **Booba D Byars, AN UNMARRIED WOMAN,** 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 7th day of ~~March~~ April, 2004.
Juan Brown Anderson
Notary Public

My commission expires MY COMMISSION EXPIRES
MARCH 10, 2007.

LENDER ACKNOWLEDGMENT

STATE OF Alabama)
COUNTY OF Jefferson) SS
)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Regions Bank 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 7th day of April, 2004.
Catherine R. L. L. L.
Notary Public

My commission expires 5/10/04