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MODIFICATION OF MORTGAGE



DOC48010100001010230317000000

THIS MODIFICATION OF MORTGAGE dated May 24, 2004, is made and executed between JAMES D ALLDREDGE, whose address is 240 WEATHERLY CLUB DRIVE, ALABASTER, AL 35007-0000 and PHYLLIS K ALLDREDGE, whose address is 240 WEATHERLY CLUB DRIVE, ALABASTER, AL 35007-0000; HUSBAND AND WIFE (referred to below as "Grantor") and REGIONS BANK, whose address is 510 EAST LAUREL, SCOTTSBORO, AL 35768 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated May 14, 2003 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

recorded on 05/22/2003, Instrument Number 000318460.

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

LOT 11-A, ACCORDING TO THE SURVEY OF WEATHERLY CLUB, SECTOR 14, AS RECORDED IN MAP BOOK 19 PAGE 87 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHT EXCEPTED. SUBJECT TO EXISTING EASEMENTS, CURRENT TAXES, RESTRICTIONS, SET-BACK LINES AND RIGHTS OF WAY, IF ANY, OF RECORD.

The Real Property or its address is commonly known as 240 WEATHERLY CLUB DRIVE, ALABASTER, AL 35007.

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

to advance new money of \$10,000.00.

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 endorser 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 MAY 24, 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:


JAMES D ALLDREDGE (Seal)


PHYLLIS K ALLDREDGE (Seal)

LENDER:

REGIONS BANK

x 
Authorized Signer (Seal)

This Modification of Mortgage prepared by:

Name: William T Fullington
Address: 510 EAST LAUREL
City, State, ZIP: SCOTTSBORO, AL 35768

MODIFICATION OF MORTGAGE
(Continued)

Loan No: 10100001010230317

Page 2

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama

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COUNTY OF Jackson

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I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **JAMES D ALLDREDGE and PHYLLIS K ALLDREDGE, 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 24th day of May, 20 04.

Andrea Atkins
Notary Public

My commission expires 01-26-2008

LENDER ACKNOWLEDGMENT

STATE OF Alabama

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COUNTY OF Jackson

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I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Todd Fullington, President of 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 24th day of May, 20 04.

Andrea Atkins
Notary Public

My commission expires 01-26-2008