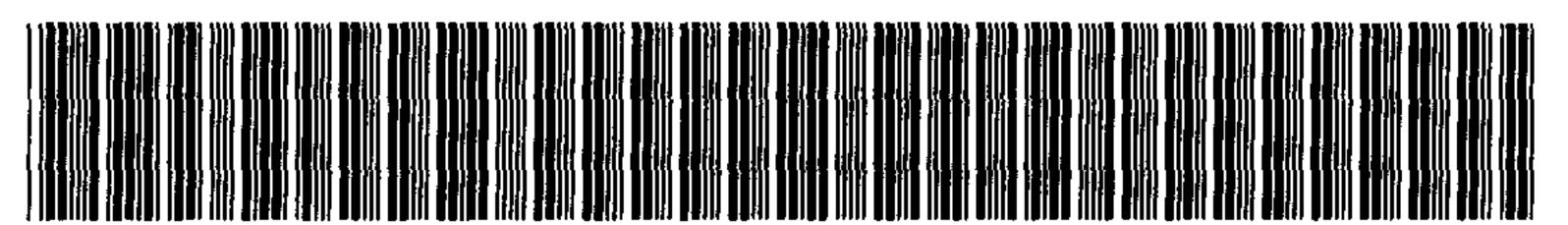
WHEN RECORDED MAIL TO: Regions Loan Servicing Release P O Box 4897 Montgomery, AL 36103

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE



DOC48000300000030259364000000

THIS MODIFICATION OF MORTGAGE dated August 2, 2004, is made and executed between Gary L Ross, whose address is 1572 Highway 1, Bessemer, AL 35022-0000 and Donna M Ross, whose address is 1572 Highway 1, Bessemer, AL 35022-0000; HUSBAND AND WIFE (referred to below as "Grantor") and REGIONS BANK, whose address is 1651 MONTGOMERY HIGHWAY, BIRMINGHAM, AL 35216 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 30, 2003 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

recorded 7/09/2003 in the Office of the Judge of Probate, Instrument# 20030709431300.

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

Tract 3, as recorded in Map Book 28, Page 113 in the Probate Office of Shelby County, Alabama

The Real Property or its address is commonly known as 1572 Highway 1, Bessemer, AL 35022.

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

Principal Increase from \$80,000.00 to \$170,000.00.

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 AUGUST 2, 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.

Donna M Ross

GRANTOR:

Gary L-Ross

LENDER:

REGIONS BANK

Authorized Signer

(Seal)

This Modification of Mortgage prepared by:

Name: Lu Ann Moon

Address: 1651 MONTGOMERY HIGHWAY City, State, ZIP: BIRMINGHAM, AL 35216

Loan No: 00300000030259364

MODIFICATION OF MORTGAGE

(Continued)

Page 2

INDIVIDUAL ACKNOWLEDGMENT		
STATE OF Alabama		
STATE OF MUDUMN	_	
COUNTY OF Jefferson) SS)	
AND WIFE, whose names are signed to the foreginformed of the contents of said Modification, the	going instrument, and who are known to i	rtify that Gary L Ross and Donna M Ross, HUSBAND me, acknowledged before me on this day that, being y the same bears date.
Given under my hand and official seal this	day of	$\frac{\sqrt{5}}{\sqrt{100}}, 200\frac{\sqrt{3}}{\sqrt{100}}$
		Motary Public
My commission expires		
		MARY ALLISON GEORGE
		NOTARY PUBLIC
	LENDER ACKNOWLEDGMEN	COMM. EXP. 4-28-2007
$\Lambda : I$		
STATE OF Alabama	,	
) SS	••
COUNTY OF JETTESON		
		\mathcal{D}_{-} \mathcal{D}_{-}
I, the undersigned authority, a Notary Public in an	d for said county in said state, hereby cert	tify that $RegionSBank$ foregoing Modification and who is known to me,
acknowledged before me on this day that, being full authority, executed the same voluntarily for a	informed of the contents of said Modificat nd as the act of said corporation,	tion of Mortgage, he or she, as such officer and with
Given under my hand and official seal this	234 day of Hua	<u>ust</u> , 2004.
	Man	alliam Dond
		Notary Public
My commission expires 4.28-07		
	•	Zananananananananananananananananananan
		MARY ALLISON GEORGE MOTARY PUBLIC
LASER PRO Lending, Ver. 5.24.10.102 Copr. F	Harland Financial Solutions, Inc. 1997, 2004. All Rights Reserved AL J:\APPS	STATE OF ALABAMA

20040810000449090 Pg 2/2 149.00 Shelby Cnty Judge of Probate,AL 08/10/2004 12:56:00 FILED/CERTIFIED