



20050106000007590 Pg 1/2 117.50
Shelby Cnty Judge of Probate, AL
01/06/2005 11:17:00 FILED/CERTIFIED

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



DOC48002900000290286767000000

69,000.00

THIS MODIFICATION OF MORTGAGE dated October 28, 2004, is made and executed between **STEPHEN BRANDENBERG**, whose address is 645 10TH ST SW, ALABASTER, AL 35007-9417 and **VICKI H BRANDENBURG**, whose address is 645 10TH ST SW, ALABASTER, AL 35007-9417; **HUSBAND AND WIFE** (referred to below as "Grantor") and **REGIONS BANK**, whose address is 2964 PELHAM PARKWAY, PELHAM, AL 35124 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated April 24, 1993 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

Recorded 5/4/1993 in the Office of the Judge of Probate, Instrument #1993-12515.

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

LOT 12 ADN THE SOUTH 1/2 OF LOT 9, IN BLOCK 1, OF THE FIRST ADDITION TO FALL ACRES SUBDIVISION, RECORDED IN MAP BOOK 4, PAGE 77, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, SITUATED IN THE S 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA.

The Real Property or its address is commonly known as 645 10TH ST SW, ALABASTER, AL 35007-9417.

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

Extend maturity date to 10/28/2014. This now secures a note dated 10/28/2004.

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 OCTOBER 28, 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 Stephen Brandenberg (Seal)
STEPHEN BRANDENBERG

X Vicki H. Brandenburg (Seal)
VICKI H BRANDENBURG

LENDER:

REGIONS BANK

X [Signature] (Seal)
Authorized Signer

This Modification of Mortgage prepared by:

Name: Joshua W. Jones
Address: 2964 PELHAM PARKWAY
City, State, ZIP: PELHAM, AL 35124

MODIFICATION OF MORTGAGE
(Continued)

Loan No: 02900000290286767

Page 2

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 **STEPHEN BRANDENBERG and VICKI H BRANDENBURG, 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 28 day of October, 2004
Heather R. Beatty
Notary Public

My commission expires MY COMMISSION EXPIRES JUNE 3, 2005

LENDER 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 Josh Jones a Retail Loan Officer for 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 28th day of October, 2004
Heather R. Beatty
Notary Public

My commission expires MY COMMISSION EXPIRES JUNE 3, 2005