20050419000183240 1/2 $47.00
Shelby Cnty Judge of Probate, AL
04/19/2005 10:21:36AM FILED/CERT

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

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REGIONS BANK

MODIFICATION OF MORTGAGE

DOC48000300000030258921000000

THIS MODIFICATION OF MORTGAGE dated April 5, 2005, is made and executed between KEVIN D LEE, whose address is 5416 SUNRISE CIRCLE, BIRMINGHAM, AL 35242-3342; ELISABETH J LEE A/K/A ELISABETH J JAMES, whose address is 5416 SUNRISE DRIVE, BIRMINGHAM, AL 35242-3342; HUSBAND AND WIFE; CHARLES CURTIS JAMES, whose address is 2121 NATALIE LN, BIRMINGHAM, AL 35244-3311 and JOLENE S JAMES, whose address is 2121 NATALIE LN, BIRMINGHAM, AL 35244-3311; HUSBAND AND WIFE (referred to below as "Grantor") and REGIONS BANK, whose address is 2660 10TH AVE SOUTH- SUITE 103, BIRMINGHAM, AL 35205 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated April 11, 2003 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded April 17, 2003, Instrument No. 20030417000234730, Shelby County, Alabama.

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

LOT 58, ACCORDING TO THE SURVEY OF SUNNEY MEADOWS, THIRD SECTOR AS RECORDED IN MAP BOOK 9, PAGE 91, A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

The Real Property or its address is commonly known as 5416 Sunrise Drive, Birmingham, AL 35242.

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

Note in the principal amount of $32,650.00, representing new money of $20,000.00, due April 20, 2015. .

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 5, 2005.

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 _____ (Seal)
KEVIN D LEE

X _____ (Seal)
ELISABETH J LEE

X _____ (Seal)
CHARLES CURTIS JAMES

X _____ (Seal)
JOLENE S JAMES

LENDER:

REGIONS BANK

X _____ (Seal)
Authorized Signer

20050419000183240 2/2 $47.00
Shelby Cnty Judge of Probate,AL
04/19/2005 10:21:36AM FILED/CERT

This Modification of Mortgage prepared by:

Name: Eunice C Woods
Address: 2660 10TH AVE SOUTH- SUITE 103
City, State, ZIP: BIRMINGHAM, AL 35205

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **KEVIN D LEE; ELISABETH J LEE; CHARLES CURTIS JAMES; and JOLENE S JAMES, 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 5th day of April, 2005.

Pamela Rochelle Gray
Notary Public

My commission expires _____

LENDER ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF Elmore)

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, 2005.

Brenda J Bugbee
Notary Public

My commission expires 3-24-07

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