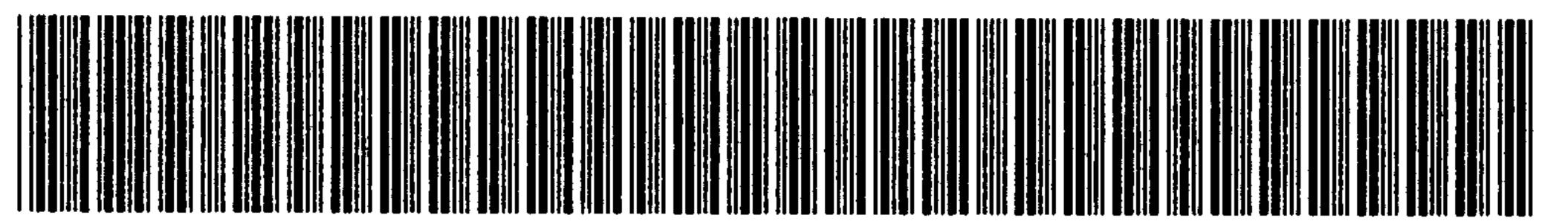


WHEN RECORDED MAIL TO: **REGIONS BANK** SHELBY COUNTY REAL ESTATE 2964 PELHAM PARKWAY PELHAM, AL 35124

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



## MODIFICATION OF MORTGAGE



\*DOC48000002902159530002000000\*

THIS MODIFICATION OF MORTGAGE dated April 27, 2005, is made and executed between CAHABA VALLEY BUILDING CO., INC, whose address is 2025 SHEBIA DRIVE, HOOVER, AL 35216-5809; A CORPORATION (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 December 14, 2004 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded on 01-04-2005 in the Office of Judge of Probate, Instrument Number: 2005010400001210.

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

Lot 610, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster 6th Addition, as recorded in Map Book 32, page 48, in the Probate Office of Shelby County, Alabama.

The Real Property or its address is commonly known as Lot 610 Grande Valley Estates, 6th Sector, Alabaster, AL 35007.

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

Principal increase from \$230,000.00 to \$254,000.00.

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 27, 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:** 

CAHABA VALLEY BUILDING CO., INC

By: (Seal)

DIETRICE JR VALKEY BUILDING CO., INC

President of

President of JR,

(Seal)

CAHABA VALLEY BUILDING CO., INC

REGIONS BANK

LENDÉR:

**Authorized Signer** 

(Seal)

This Modification of Mortgage prepared by:

Name: Bryan Shanahan

Address: 2964 PELHAM PARKWAY City, State, ZIP: PELHAM, AL 35124

## MODIFICATION OF MORTGAGE (Continued)

CORPORATE ACKNOWLEDGMENT		
STATE OF Walama	)	
COUNTY OF Shelly	) SS )	
I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that LONNIE R DIETRICH JR, President and OSCAR DAVID CHUNN JR, Vice President of CAHABA VALLEY BUILDING CO., INC, a corporation, are signed to the foregoing Modification and who are known to me, acknowledged before me on this day that, being informed of the contents of said Modification of Mortgage, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.		
Given under my hand and official seal this $\frac{37^{\mu}}{}$	day of	20 <u>05</u> .
My commission expires 11-04-2007		Notary Public  DEBRA C. HIGGINS  NOTARY PUBLIC  STATE OF ALABAMA  COMM. EXP. 11-04-2007
LENDER ACKNOWLED GWENT		
STATE OF	)	
	) SS	
COUNTY OF	}	
I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that 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	day of	, 20
	······································	Notary Public
My commission expires		

LASER PRO Lending, Ver. 5.25.20.303 Copr. Harland Financial Solutions, Inc. 1997, 2005. All Rights Reserved. - AL R:\CFI\LPL\G201.FC TR-40478 PR-BR01

