

WHEN RECORDED MAIL TO:
Regions Loan Servicing Release
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Montgomery, AL 36103

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MODIFICATION OF MORTGAGE



DOC48002900000290054219000000

THIS MODIFICATION OF MORTGAGE dated April 8, 2005, is made and executed between MARC E MAURO, whose address is 119 SANDPEBBLE ST, ALABASTER, AL 35007-3025 and HOLLY H MAURO, whose address is 119 SANDPEBBLE ST, ALABASTER, AL 35007-3025; 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 June 23, 2004 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded June 30, 2004, Instrument Number 20040630000359910, Shelby County, Alabama.

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

LOT 39, ACCORDING TO THE SURVEY OF SECOND SECTOR, FORTSOUTH, AS RECORDED IN MAP BOOK 6, PAGE 37, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

The Real Property or its address is commonly known as 119 SANDPEBBLE ST, ALABASTER, AL 35007-3025.

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

Note in the principal amount of \$20,000.00, representing new money of \$5,000.00, due April 23, 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 8, 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:

LENDER:

X (Seal)
MARC E MAURO

ANCOUNCE IN COUNCIL IS HOLLY H MAURO

REGIONS BANK

Authorized Signer (Sea

This Modification of Mortgage prepared by:

Name: John M Bentley, Servicing Officer Address: 2964 PELHAM PARKWAY City, State, ZIP: PELHAM, AL 35124

My commission expires 3-24-00

MODIFICATION OF MORTGAGE (Continued)

INDIVIDUAL ACKNOWLEDGMENT		
STATE OF Calama		
) SS	
COUNTY OF		
	ne foregoing instrument, and who	by certify that MARC E MAURO and HOLLY H. MAURO, are known to me, acknowledged before me on this day tarily on the day the same bears date.
My commission expires $3-24-17$		INOTALLY PUBLIC
LEI	NDER ACKNOWLEDGN	1ENT
STATE OF Calama)	
) SS	
COUNTY OF Chrone		Λ
I, the undersigned authority, a Notary Public in and for	said county in said state, hereby a corporation, is signed to	certify that
acknowledged before me on this day that, being inforfull authority, executed the same voluntarily for and as	med of the contents of said Modi	fication of Mortgage, he or she, as such officer and with
Given under my hand and official seal this	Yh day of h	, 20 <u>0 J</u>
		Leuch Johns Russ Notary Public
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