20050617000299390 1/2 \$81.50 Shelby Cnty Judge of Probate, AL 06/17/2005 10:13:40AM FILED/CERT

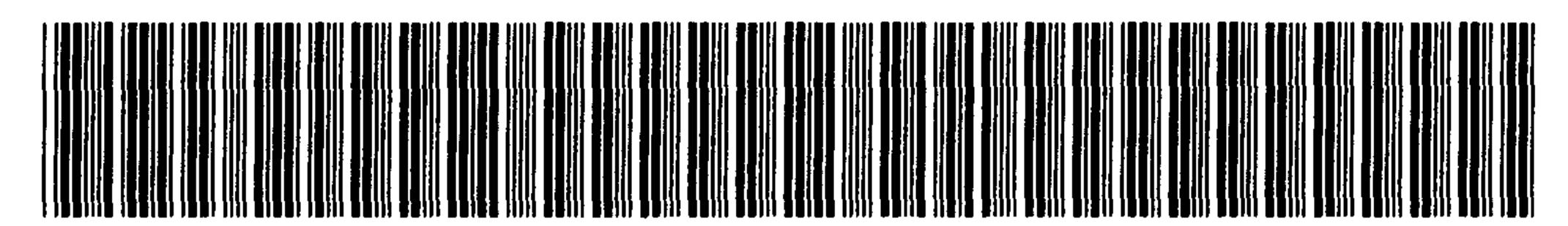
WHEN RECORDED MAIL TO:

Regions Loan Servicing Release P O Box 4897 Montgomery, AL 36103

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE



DOC48000300000030260470000000

THIS MODIFICATION OF MORTGAGE dated April 12, 2005, is made and executed between DERRICK PAUL SEYS, whose address is 761 BAILEY BROOK CIR, BIRMINGHAM, AL 35244-1702 and ANNE S SEYS, whose address is 761 BAILEY BROOK CIR, BIRMINGHAM, AL 35244-1702; HUSBAND AND WIFE (referred to below as "Grantor") and REGIONS BANK, whose address is 9249 HELENA ROAD, PELHAM, AL 35124 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated May 8, 2003 (the "Mortgage") which has been recorded in Jefferson County, State of Alabama, as follows:

Original filed on 05/14/2003 in the probate office in instrument number 20030514000299530.

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

Lot 8, according to the amended map of Riverchase West-Dividing Ridge, as recorded in Map Book 6, Page 108 in the Probate Office of Shelby County, Alabama. Situated in Shelby County Alabama

The Real Property or its address is commonly known as 761 BAILEY BROOK CIR, BIRMINGHAM, AL 35244-1702.

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

New money of \$45,000.00 increasing from \$30,000.00 to \$75,000.00.

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 12, 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.

X DERRICK PAUL SEYS (Seal)

ANNES SEYS

(Seal)

. . .

LENDER:

REGIONS BANK

Authorized Signer Sughun (Seal)

This Modification of Mortgage prepared by:

Name: Chris Colquitt

Address: 9249 HELENA ROAD City, State, ZIP: PELHAM, AL 35124

70

Loan No: 00300000030260470

MODIFICATION OF MORTGAGE (Continued)

Page 2

	NDIVIDUAL ACKNOWLEDGMENT	20050617000299390 2/2 \$81.50 Probate AL
STATE OF Alabama)	20050617000299390 2/2 \$81.50 Shelby Cnty Judge of Probate, AL 06/17/2005 10:13:40AM FILED/CERT
) SS	06/17/2005 10:13:40HM FILLD/0LK
COUNTY OF Sheldy)	
HUSBAND AND WIFE, whose names are signe	and for said county in said state, hereby certify the dother to the foregoing instrument, and who are known dification, they executed the same voluntarily on the	to me, acknowledged before me on this day
Given under my hand and official seal this	day of HPI	
	Danie	tho Long Cont
		Notary/Public
My commission expires		
MIA COMMINISSIOM EXPINES		
LENDER ACKNOWLEDGMENT		
	LENDER ACKNOWLEDGMENT	
$\sim \sim \sim$	LENDER ACKNOWLEDGMENT	
STATE OF allama	LENDER ACKNOWLEDGMENT	
	LENDER ACKNOWLEDGMENT)) ss	
COUNTY OF County OF)))	
COUNTY OF County OF)))	
COUNTY OF County OF)))	ing Modification and who is known to me.
COUNTY OF) SS) and for said county in said state, hereby certify that a corporation, is signed to the forego g informed of the contents of said Modification of	ing Modification and who is known to me, Mortgage, he or she, as such officer and with
I, the undersigned authority, a Notary Public in a acknowledged before me on this day that, bein full authority, executed the same voluntarily for) SS and for said county in said state, hereby certify that a corporation, is signed to the forego g informed of the contents of said Modification of and as the act of said corporation	ing Modification and who is known to me, Mortgage, he or she, as such officer and with
COUNTY OF) SS) and for said county in said state, hereby certify that a corporation, is signed to the forego g informed of the contents of said Modification of	3005 Lishuas
I, the undersigned authority, a Notary Public in a acknowledged before me on this day that, bein full authority, executed the same voluntarily for) SS and for said county in said state, hereby certify that a corporation, is signed to the forego g informed of the contents of said Modification of and as the act of said corporation	ing Modification and who is known to me, Mortgage, he or she, as such officer and with
I, the undersigned authority, a Notary Public in a acknowledged before me on this day that, bein full authority, executed the same voluntarily for) SS and for said county in said state, hereby certify that a corporation, is signed to the forego g informed of the contents of said Modification of and as the act of said corporation	3005 Lishuas
I, the undersigned authority, a Notary Public in a acknowledged before me on this day that, bein full authority, executed the same voluntarily for Given under my hand and official seal this) SS and for said county in said state, hereby certify that a corporation, is signed to the forego g informed of the contents of said Modification of and as the act of said corporation	3005 Lishuas

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-29933 PR-CL22