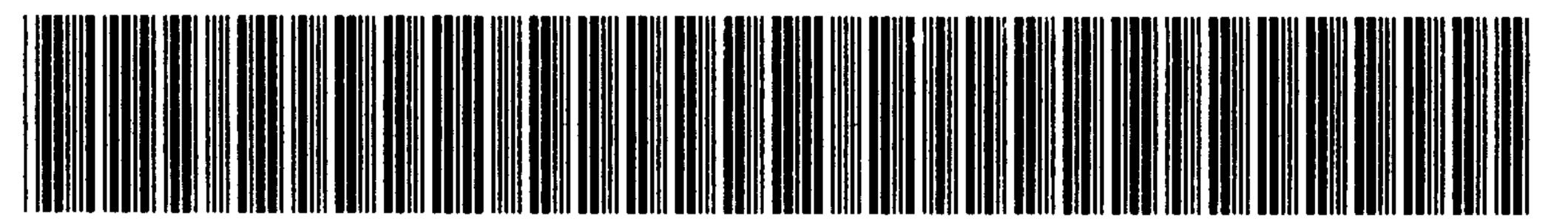
20050811000413190 1/2 \$127.70 Shelby Cnty Judge of Probate, AL 08/11/2005 01:42:04PM FILED/CERT

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



DOC48000300000030240448000000

THIS MODIFICATION OF MORTGAGE dated June 24, 2005, is made and executed between STANLEY C HUNER, whose address is 536 MYSTIC VALLEY VW, STERRETT, AL 35147-9440 and JANE S HUNER, whose address is 536 MYSTIC VALLEY VW, STERRETT, AL 35147-9440; HUSBAND AND WIFE (referred to below as "Grantor") and REGIONS BANK, whose address is 417 NORTH 20TH STREET, BIRMINGHAM, AL 35203 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 14, 2001 (the "Mortgage") which has been recorded in JEFFERSON County, State of Alabama, as follows:

Recorded 06-21-2001 Book 2001, Page 25712.

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

See ATTACHED EXHIBIT A, which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 536 MYSTIC VALLEY VW, STERRETT, AL 35147-9440.

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

Increase loan amount \$74,250.00 to \$150,000.00.

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 JUNE 24, 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)
STANLEY/C HUNER

IANE SAUNER (Seal)

LENDER:

REGIONS BANK

Authorized Signer

(Seal)

This Modification of Mortgage prepared by:

Name: ROBERT R PLESS

Address: 417 NORTH 20TH STREET

City, State, ZIP: BIRMINGHAM, AL 35203

MODIFICATION OF MORTGAGE (Continued)

Loan No: 00300000030240448

	INDIVIDUAL ACKNOWLEDGMENT	
STATE OF Colubration	· · · · · · · · · · · · · · · · · · ·	20050811000413190 2/2 \$127.70
COUNTY OF Jelyenson) SS)	Shelby Cnty Judge of Probate,AL 08/11/2005 01:42:04PM FILED/CERT
I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that STANLEY C HUNER and JANE S HUNER, 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 day of, 20		
	- Cara	Notary Public
My commission expires 3-6-9		
LENDER ACKNOWLEDGMENT		
STATE OF Malan	<u> </u>	
COUNTY OF Jefferso) SS 	
		oing Modification and who is known to me,
acknowledged before me on this day that, be full authority, executed the same voluntarily f	eing informed of the contents of said Modification of or and as the act of said corporation.	f Mortgage, he or she, as such officer and with
Given under my hand and official seal this	24th day of June mach	, 20 <u>05</u> . <u> </u>
My commission expires $3/6/09$		

EXHIBIT "A"

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-74383 PR-CL05

A parcel of land in the SW % of the SW % of Section 22, Township 18 South, Range I East, Shelby County, Alabama, described as follows:

4 -

Commence at the SW corner of the SW % of the SW % of Section 22, Township 18 South, Range 1 East; thence run East along the South line of said Section for 1325.07 feet to the Southeast corner of said % - %; thence 89 degrees 31 minutes 46 seconds left run North for 1304.44 feet to the Northeast corner of said % - %; thence 90 degrees 38 minutes 31 seconds left run West for 1320.19 feet to the Northwest corner of said % - %; thence 88 degrees 59 minutes 04 seconds left run South 1300.53 feet to the point of beginning; being situated in Shelby County, Alabama.