



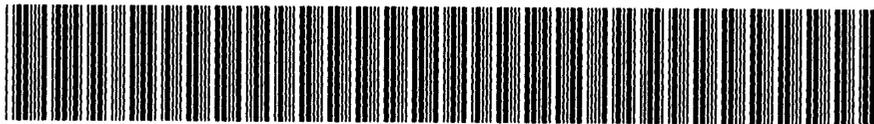
20050825000438180 1/3 \$152.00
Shelby Cnty Judge of Probate,AL
08/25/2005 11:54:13AM FILED/CERT

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



DOC48002900000290053918000000

THIS MODIFICATION OF MORTGAGE dated August 2, 2005, is made and executed between DELIA ANN CHURCH, whose address is 81 BASS LN, SHELBY, AL 35143-7001; SINGLE ADULT PERSON (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:

Original Mortgage filed 12-18-2004 in the amount of \$41,000.00.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in SHELBY 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 81 BASS LN, SHELBY, AL 35143-7001.

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

Increase Line Amount from \$41,000.00 to \$90,000.00; Extend Maturity Date from 12-28-2009 to 07-26-2010.

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 AUGUST 2, 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 Delia Ann Church (Seal)
DELIA ANN CHURCH

LENDER:

REGIONS BANK

X Evelyn B Phillips (Seal)
Authorized Signer

This Modification of Mortgage prepared by:

Name: EVELYN B PHILLIPS
Address: 2964 PELHAM PARKWAY
City, State, ZIP: PELHAM, AL 35124

MODIFICATION OF MORTGAGE
(Continued)

Loan No: 02900000290053918

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF Shelby)


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I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **DELIA ANN CHURCH, SINGLE ADULT PERSON**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Modification, he or she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of August, 2005.

[Signature]
Notary Public

My commission expires MY COMMISSION EXPIRES JULY 2, 2008

LENDER ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF Etowah)

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.

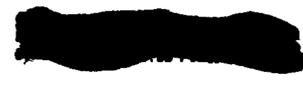
Given under my hand and official seal this 2nd day of August, 2005.

[Signature]
Notary Public

My commission expires 3-24-07

i40 - 140

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Order Legal Descriptions

Full Legal Description:
 LOT 334 OF ALABAMA POWER COMPANY RECREATIONAL
 COTTAGE SITE SECTOR 2, AS RECORDED IN PLAT BOOK 22,
 PAGES 50A, B & C IN THE OFFICE
Brief Legal Description:
 No brief legal description associated with this order.



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http://www.i40order.com/Komodo/customer/legal_description.jsp?order_no=62284

12/31/2004