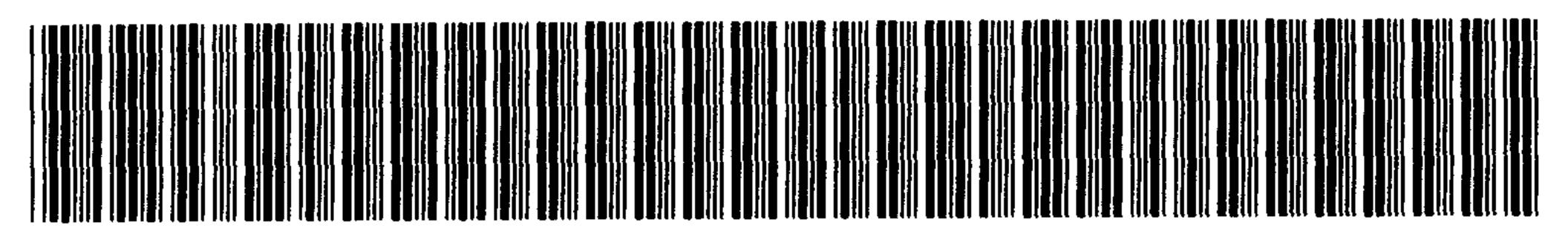


WHEN RECORDED MAIL TO:
Regions Loan Servicing Release
P O Box 4897
Montgomery, AL 36103

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE



DOC480029000002900545310000000

THIS MODIFICATION OF MORTGAGE dated August 25, 2005, is made and executed between KATHLEEN ANN ARTHUR, whose address is 865 MOSTELLERS DR, SHELBY, AL 35143-7235; 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 April 19, 2001 (the "Mortgage") which has been recorded in JEFFERSON County, State of Alabama, as follows:

Real Estate Mortgage filed 05-02-2001 in Insrument Number 2001-17234.

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 4544 SOUTH SHADES CREST DRIVE, SHELBY, AL 35023.

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

Increase Loan Amount from \$26,000.00 to \$40,000.00.

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 AUGUST 25, 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:

E MATALUL

LENDER:

REGIONS BANK

This Modification of Mortgage prepared by:

Name: EVELYN B PHILLIPS

(Seal)

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

Page 2

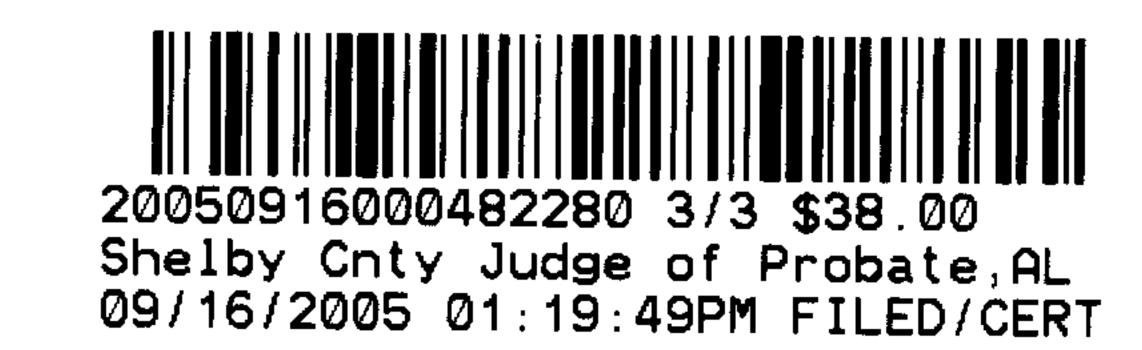
MODIFICATION OF MORTGAGE (Continued)

Loan No: 02900000290054531

My commission expires _____

——————————————————————————————————————		
	INDIVIDUAL ACKNOWLEDGMENT	
STATE OF Cleans)	20050916000482280 2/3 \$38.00 Shelby Cnty Judge of Probate, AL
) SS	09/16/2005 01:19:49PM FILED/CER
COUNTY OF Stelley)	
	in and for said county in said state, hereby certify that regoing instrument, and who is known to me, acknown	
	n, he or she executed the same voluntarily on the day the	
Given under my hand and official seal this	250 day of Hugust	, 20 <u></u>
		Notary Public
My commission expires MY COMMISSION EXP	288 MMA 3 300	
	LENDER ACKNOWLEDGMENT	
STATE OF		
	') SS	
COUNTY OF)	
L. 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, be full authority, executed the same voluntarily	eing informed of the contents of said Modification of Modor and as the act of said corporation.	ortgage, he or she, as such officer and with
Given under my hand and official seal this	day of	
		Notary Public

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-113470 PR-CL23



Logout

Home > Main Menu

Order Legal Descriptions

Full Legal Description:

BEGIN AT THE NE CORNER OF THE SE 1/4 OF THE NE 1/4, SECTION 14, TOWNSHIP 20 S, RANGE 4 W, THENCE RUN WEST ALONG THE NORTH LINE OF SAID SE 1/4 OF NE 1/4 A DISTANCE OF 1226.25 FEET FOR POINT OF BEGINNING; THENCE CONTINUE SAID COURSE ALONG SAID NORTH LINE A DISTANCE OF 100.00 FEET TO THE NW CORNER OF SE 1/4 OF NE 1/4, TURN LEFT AN ANGLE OF 90 DEGREES 43 MINUTES 30 SECONDS AND RUN SOUTH ALONG THE WEST LINE OF SAID SE 1/4 OF NE 1/4 A DISTANCE OF 635.22 FEET TO THE NW RIGHT OF WAY BOUNDARY OF PAVED ROAD; TURN LEFT AN ANGLE OF 125 DEGREES 57 MINUTES ALONG SAID NW RIGHT OF WAY BOUNDARY A DISTANCE OF 175.0 FEET, TURN LEFT AN ANGLE OF 75 DEGREES 27 MINUTES 10 SECONDS A DISTANCE OF 143.68 FEET, TURN RIGHT AN ANGLE OF 85 DEGREES 44 MINUTES 30 SECONDS A DISTANCE OF 44.84 FEET, TURN LEFT AN ANGLE OF 68 DEGREES 49 MINUTES 20 SECONDS A DISTANCE OF 379.13 FEET TO POINT OF BEGINNING. BEING IN THE SE 1/4 OF NE 1/4, SECTION 14, TOWNSHIP 20 S, RANGE 4 W, SHELBY COUNTY, ALABAMA. BEING THE SAME PROPERTY CONVEYED TO KATHLEEN A. ARTHUR BY DEED FROM T. DWIGHT KIDD, UNMARRIED RECORDED 04/15/2005 IN DEED BOOK 20050415000177800 PAGE, IN THE PROBATE JUDGE'S OFFICE FOR JEFFERSON COUNTY, ALABAMA. TAX ID# 126140001603000

Brief Legal Description:

No brief legal description associated with this order.