

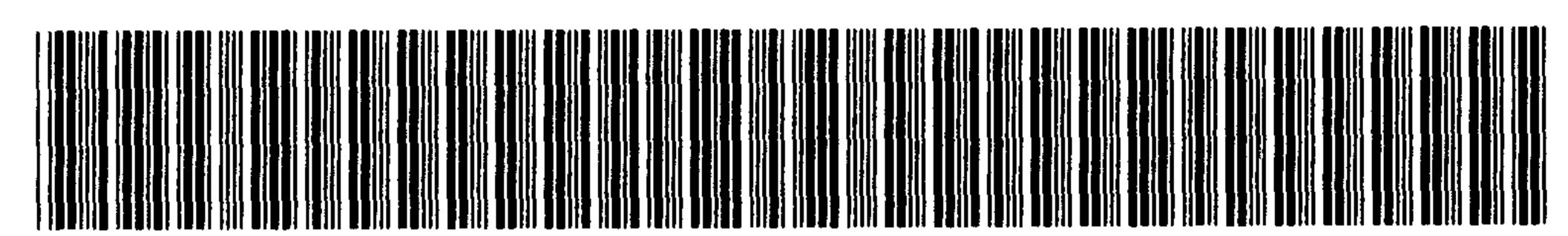
WHEN RECORDED MAIL TO:

REGIONS BANK COLUMBIANA P.O. BOX 946 21325 HWY 25 COLUMBIANA, AL 35051

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



## MODIFICATION OF MORTGAGE



\*DOC48000002903130090001000000\*

THIS MODIFICATION OF MORTGAGE dated November 1, 2005, is made and executed between CRO-MOR, LLC, whose address is 101 N MAIN STREET, COLUMBIANA, AL 35051 (referred to below as "Grantor") and REGIONS BANK, whose address is P.O. BOX 946, 21325 HWY 25, COLUMBIANA, AL 35051 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated January 23, 2004 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

ORIG. MORTG: 1-23-2004; ORIG. MORTGAGE AMT: 25,000.00; DATE FILED: 1-27-2004; INSTRUMENT NUM: 20040127000043850.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in SHELBY County, State of Alabama: See EXHIBIT "A", which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property cr its address is commonly known as 101 NORTH MAIN STREET, COLUMBIANA, AL 35051.

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

INCREASE FROM 25,000.00 TO 35,000.00.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legal y 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 NOVEMBER 1, 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:** 

CRO-MOR, LLC

RAMONA/MORFISON, Member of CRO-MOR, LLC

DANIEL CROWSON JR. Member of CRO-MOR, LLC

(Seal)

LENDER:

**REGIONS BANK** 

Authorized Signer

(Seal)

(Seal

This Modification of Mortgage prepared by:

Name: MELODY KELLETT

Address: P.O. BOX 946

City, State, ZIP: COLUMBIANA, AL 35051

## MODIFICATION OF MORTGAGE (Continued)

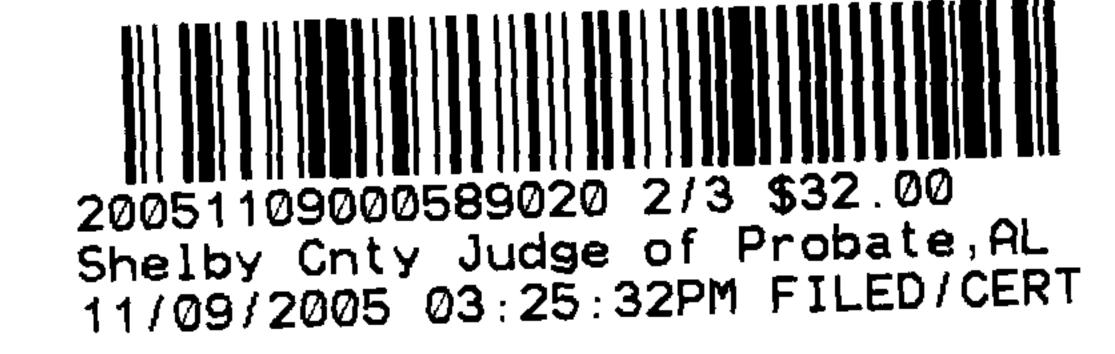
Loan No: 02903130090001

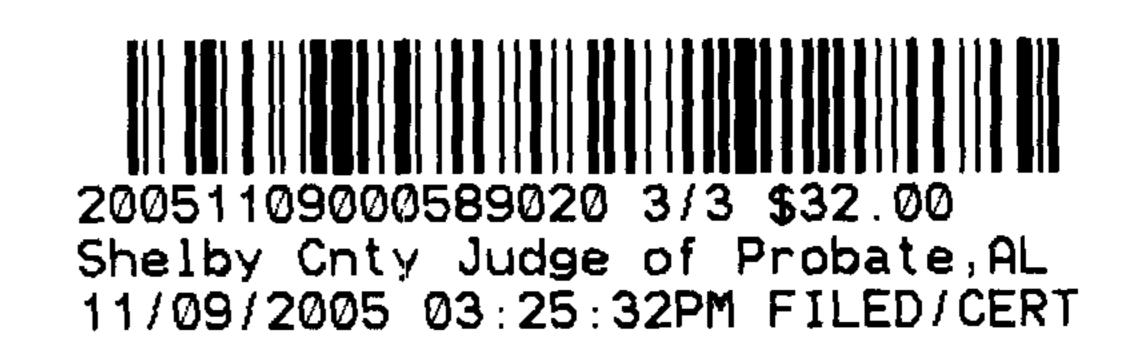
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LIMITED LIABILIT	Y COMPANY AC	CKNOWLEDGMENT
STATE OF Wabana		
	1 00	
COUNTY OF Shelley	) SS	
CROWSON JR, Member of CRO-MOR, LLC, a limited liab	of the contents of said nited liability company.  day of	hereby certify that RAMONA MORRISON, Member; DANIEL of to the foregoing Modification and who are known to me Modification, they, as such members and with full authority and the control of the control o
LENDE	ER ACKNOWLED	GMENT
STATE OF		
SIMIL OF	) ) CC	
COUNTY OF	) SS	
I, the undersigned authority, a Notary Public in and for said		eby certify that
acknowledged before me on this day that, being informed full authority, executed the same voluntarily for and as the	of the contents of said I	Modification of Mortgage, he or she, as such officer and with
Given under my hand and official seal this	day of	, 20
	- <del></del>	Notary Public
My commission expires		

LASER PRO Lending, Ver. 5.27.00.005 Copr. Herland Financial Solutions, Inc. 1997, 2005. All Rights Reserved. - AL R:\CFI\LPL\G201.FC TR-150471 PR-BL01





## Exhibit "A"

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A lot in the Town of Columbiana, Alabama, being a part of the SE 1/4 of NE 1/4 of Section 26, Township 21 South, Range 1 West and situated in the Northeast intersection of East College Street and Main Street in Columbiana, Alabama, and being the lot upon which a garage is situated and fronting 66 1/2 feet on the East side of Main Street and running back along the North side of East College Street a distance of 75 feet and being a part of Lot 62 according to Horsley's Map of Town of Columbiana, Alabama.

Situated in Shelby County, Alabama.