20060508000216220 1/3 \$92.00 Shelby Cnty Judge of Probate, AL 05/08/2006 03:01:20PM 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

PB 50,000,00

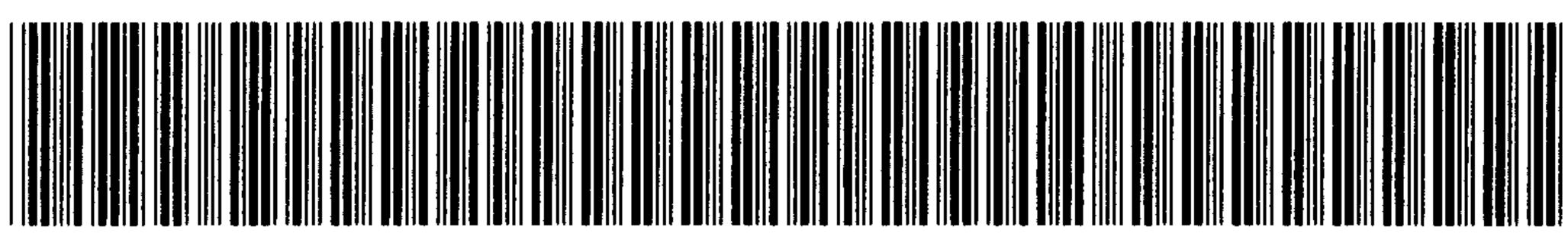
REGIONS 63.8M BANK

RECEIVED

APR 27 2006

MODIFICATION OF MORTGAGE

HEAL ESTATE PERFECTION



DOC48002900000290286300000000

THIS MODIFICATION OF MORTGAGE dated April 6, 2006, is made and executed between ANTHONY H MAZZOLA, whose address is 221 WOODRIDGE DRIVE, PELHAM, AL 35124-2477 and THERESA R MAZZOLA, whose address is 221 WOODRIDGE DRIVE, PELHAM, AL 35124-2477; HUSBAND AND WIFE (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 March 19, 2004 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded 03-26-2004, Instrument Number 20040326000153560, Shelby County, AL.

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

See ATTACHED EXHIBIT, 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 221 WOODRIDGE DR, PELHAM, AL 35124.

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

Note in the principal amount of \$50,000.00, representing new money of \$24,000.00. due 4 [6] (6)

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 6, 2006.

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:

(Seal)

LENDER:

REGIONS BANK

Authorized Signer

This Modification of Mortgage prepared by:

Name: JOHN M BENTLEY

(Seal)

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

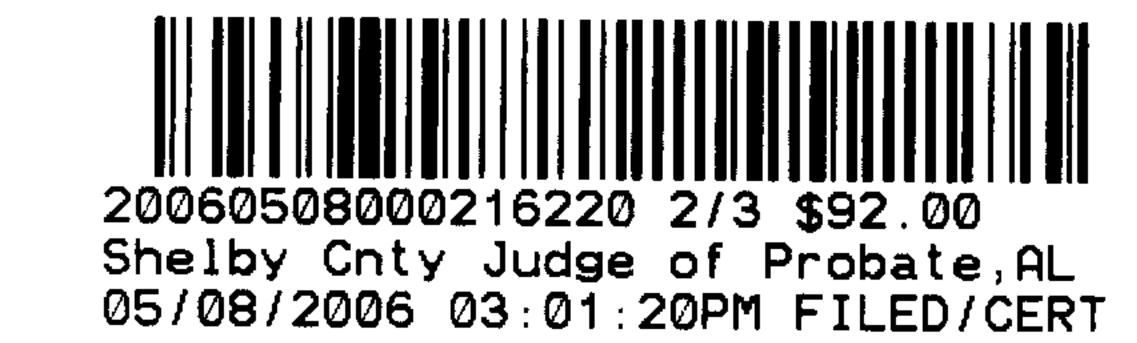
MODIFICATION OF MORTGAGE (Continued)

Loan No: 02900000290286300

My commission expires MY COMMISSION EXPIRES JULY 2, 2003

| | IDIVIDUAL | ACKNO | WLEDGMENT |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| STATE OF Alabama | |) | |
| | |) SS | |
| COUNTY OF | |) | |
| MAZZOLA, HUSBAND AND WIFE, whose names | s are signed to t | he foregoing | tate, hereby certify that ANTHONY H MAZZOLA and THERESA R instrument, and who are known to me, acknowledged before me cuted the same voluntarily on the day the same bears date. |
| Given under my hand and official seal this | 6 | day of | Aprel .2006. |
| | | | Dune Dune |
| | | | Notary Public |
| My commission expires | | | |
| | | | |
| | LENDER A | CKNOWI | LEDGMENT |
| STATE OF A/Abama | |) | |
| and the second s | |) SS | |
| COUNTY OF $\frac{5/19/6y}{}$ | - |) | |
| I, the undersigned authority, a Notary Public in ar | nd for said count | y in said state oration, is si | e, hereby certify that PANK BANK igned to the foregoing Modification and who is known to me, |
| acknowledged before me on this day that, being full authority, executed the same voluntarily for a | informed of the | contents of s | said Modification of Mortgage, he or she, as such officer and with |
| Given under my hand and official seal this | 6 | day of | 17 p. 1 |
| | | | Line Dine |
| | | | Notary Public |

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Order Legal Descriptions

Full Legal Description:

LOT 1, ACCORDING TO A RESURVEY OF LOT 1 OF WOOD RIDGE, AS RECORDED IN MAP BOOK 30 PAGE 9, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. BEING THE SAME PROPERTY CONVEYED TO ANTHONY MAZZOLA THERESA MAZZOLA JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP BY DEED FROM BUILDING RESOURCES, INC. RECORDED 05/09/2003 IN DEED BOOK 20030509000289430 PAGE, IN THE PROBATE JUDGE'S OFFICE FOR SHELBY COUNTY, ALABAMA. TAX ID# 145160000001000

Brief Legal Description:

No brief legal description associated with this order.

20060508000216220 3/3 \$92.00 Shelby Cnty Judge of Probate, AL 05/08/2006 03:01:20PM FILED/CERT