



20060508000216270 1/3 \$392.00
Shelby Cnty Judge of Probate, AL
05/08/2006 03:04:48PM 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



RECEIVED

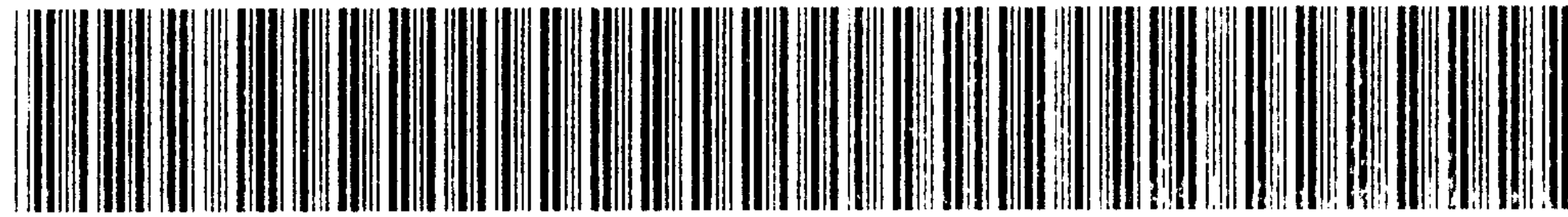
APR 28 2006

MODIFICATION OF MORTGAGE

REAL ESTATE PERFECTION

MAR 13 2006

REAL ESTATE PERFECTION



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THIS MODIFICATION OF MORTGAGE dated February 13, 2006, is made and executed between HOWARD NEIL BAILEY, whose address is P O BOX 875, PELHAM, AL 35124-0875; 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 July 25, 2002 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded 08-02-2002 in Instrument 20020802000362420, Shelby AL.

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 it fully set forth herein.

The Real Property or its address is commonly known as 219 Carnoustie, Shoal Creek, AL 35242.

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

Note in the Principal amount of \$350,000.00, represented \$250,000.00 new money.

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 FEBRUARY 13, 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:

X Howard Neil Bailey (Seal)
HOWARD NEIL BAILEY

LENDER:

REGIONS BANK

X John Bentley (Seal)
Authorized Signer

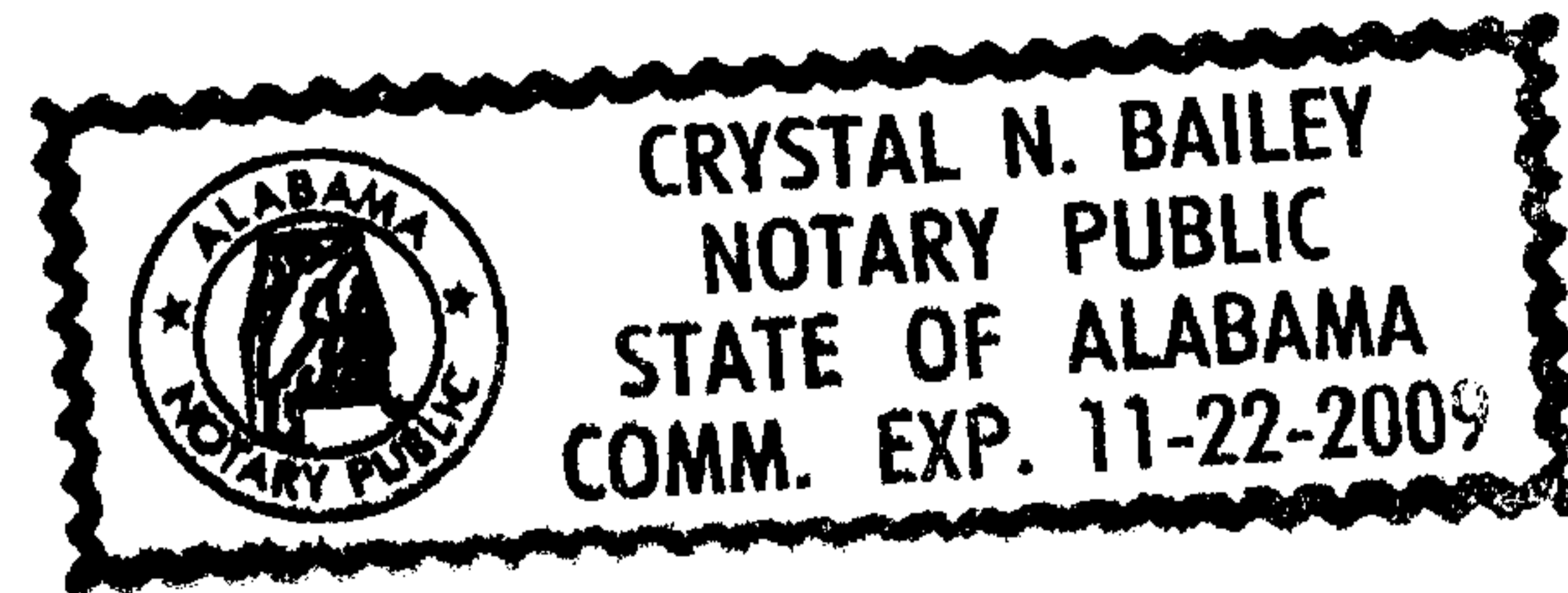
This Modification of Mortgage prepared by:

Name: JOHN W BENTLEY
Address: 2964 PELHAM PARKWAY
City, State, ZIP: PELHAM, AL 35124

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama

COUNTY OF Shelby



I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that HOWARD NEIL BAILEY, HUSBAND AND WIFE, 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, and on this day the same bears date.

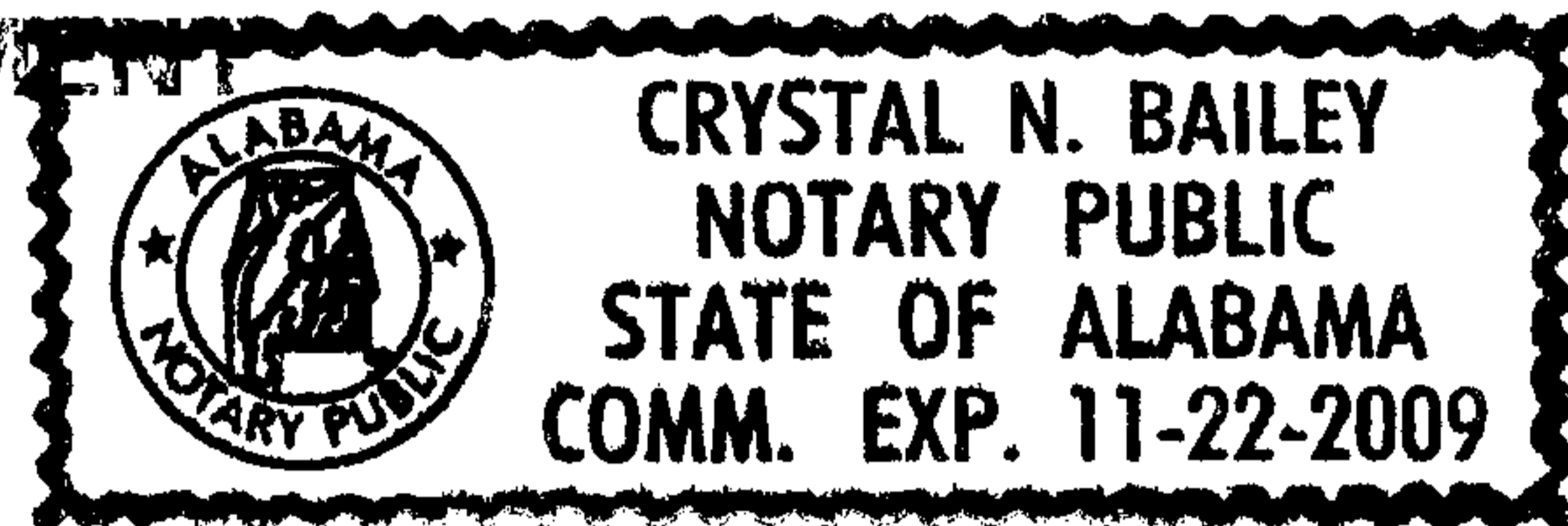
Given under my hand and official seal this 14th day of February, 2006.
Crystal N. Bailey
Notary Public

My commission expires 11-22-09

LENDER ACKNOWLEDGMENT

STATE OF Alabama

COUNTY OF Shelby



I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Regions Bank in Pelham, AL 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 14th day of February, 2006.
Crystal N. Bailey
Notary Public

My commission expires 11-22-09

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Lot 142, according to the Survey of Shoal Creek, as recorded in Map Book 6, Page 150, in the Probate Office of Shelby County, Alabama.

The Real Property or its address is commonly known as 219 Carnoustie Drive, Birmingham, AL 35242.



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