20060515000227110 1/3 $58.25
Shelby Cnty Judge of Probate,AL
05/15/2006 09:30:39AM 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

REGIONS BANK

RECEIVED
MAY 04 2006
REAL ESTATE PERFECTION

"unpaid balance $27,500.00"

MODIFICATION OF MORTGAGE

DOC48002900000290054580000000

THIS MODIFICATION OF MORTGAGE dated April 17, 2006, is made and executed between REGINA GAYLE BURTON, whose address is 55 SOUTHERN HILLS PARKWAY, CALERA, AL 35040-4974; SINGLE ADULT PERSON (referred to below as "Grantor") and REGIONS BANK, whose address is 33 KENT STONE WAY, ALABASTER, AL 35007 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated September 20, 2005 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded 09-20-2005 in book 2005, page 1018, Shelby County, 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 if fully set forth herein.

The Real Property or its address is commonly known as 55 SOUTHERN HILLS PKWY, CALERA, AL 35040.

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

Note in the Principal amount of $27,500.00 representing $10,000.00 in new money. due 4/17/16

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 17, 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 Regina Gayle Burton (Seal)
REGINA GAYLE BURTON

LENDER:

REGIONS BANK

X (Seal)
Authorized Signer

This Modification of Mortgage prepared by:

Name: CAMRON MCBRIDE WALKER
Address: 33 KENT STONE WAY
City, State, ZIP: ALABASTER, AL 35007

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **REGINA GAYLE BURTON, 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 17th **day of** April, 20 06.

Ashley Brandett
Notary Public

My commission expires MY COMMISSION EXPIRES AUGUST 30, 2009

LENDER ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Cameron Walker 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 17th **day of** April, 20 06.

Ashley Brandett
Notary Public

MY COMMISSION EXPIRES AUGUST 30, 2009

My commission expires _____

LASER PRO Lending, Ver. 5.30.00.004 Copr. Harland Financial Solutions, Inc. 1997, 2006. All Rights Reserved. - AL R:\CFI\LPL\G201.FC TR-244020 PR-CL05

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20060515000227110 3/3 $58.25
Shelby Cnty Judge of Probate,AL
05/15/2006 09:30:39AM FILED/CERT

Order Legal Descriptions

Full Legal Description:
LOT 76, ACCORDING TO THE SURVEY OF SOUTHERN HILLS, AS RECORDED IN MAP BOOK 7, PAGE 72 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. BEING THE SAME PROPERTY CONVEYED TO REGINA GAYLE BURTON BY DEED FROM BILLY C. BURTON, AN UNMARRIED MAN RECORDED 12/01/2003 IN DEED BOOK 2003 PAGE 777820, IN THE PROBATE JUDGE'S OFFICE FOR SHELBY COUNTY, ALABAMA. TAX ID# 28-3-05-0-001-020.074
Brief Legal Description:
No brief legal description associated with this order.