

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

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REGIONS & SM

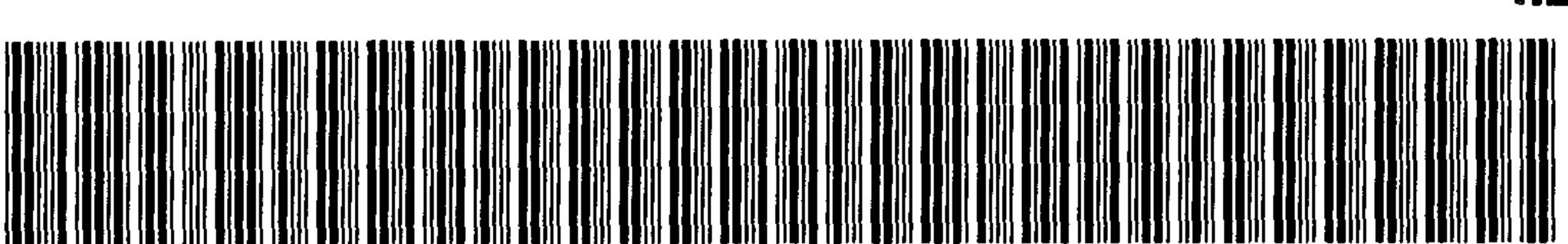
11 un par d'balance \$43,000.00"

BANK

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MODIFICATION OF MORTGAGE

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THIS MODIFICATION OF MORTGAGE dated May 25, 2006, is made and executed between KEITH H SCOTT, whose address is 608 BAYHILL RD, HOOVER, AL 35244-3308 and PHYLLIS G SCOTT, whose address is 608 BAYHILL RD, HOOVER, AL 35244-3308; 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 December 11, 2000 (the "Mortgage") which has been recorded in Jefferson County, State of Alabama, as follows:

Recorded 12-28-2000 in book 2000 page 44969, Jefferson County, AL.

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 608 Bayhill Road, Hoover, AL 35244.

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

Note in the Principal Amount of \$43,000.00, representing new money in the amount of \$5,000.00. Jule 06/09/2016

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 MAY 25. 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)

PHYLLIS G SCOTT

(Seal)

LENDER:

**REGIONS BANK** 

Authorized Signer

TH H SCOTT

(Seal)

This Modification of Mortgage prepared by:

Name: JOHN M BENTLEY

Address: 2964 PELHAM PARKWAY

City, State, ZIP: PELHAM, AL 35124

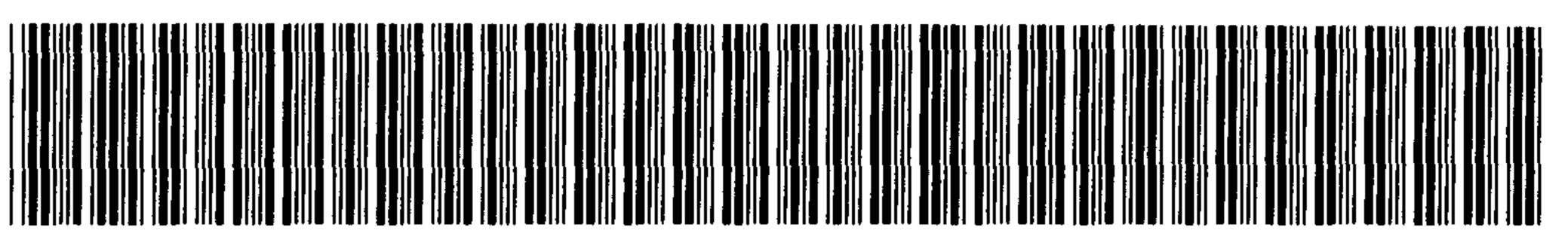
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## Page 2

## MODIFICATION OF MORTGAGE (Continued)

INDIVIDUAL ACKNOWLEDGMENT					
STATE OF  COUNTY OF	Alabama Shelby		) ) SS )	KATIE LETT, NOTARY PUBLIC ALABAMA STATE AT LARGE MY COMMISSION EXPIRES APRIL 3, 2019	
I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that <b>KEITH H SCOTT and PHYLLIS G SCOTT</b> , <b>HUSBAND AND WIFE</b> , whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said Modification, they executed the same voluntarily on the day the same bears date.  Given under my hand and official seal this					
My commission expires April 3, 2010  Notary Public					
		LENDER A	CKNOWI	LEDGMENT	200606300000314580 2/4 \$84.50 Shelby Cnty Judge of Probate, AL
STATE OF	Alabama		)		06/30/2006 08:18:17AM FILED/CERT
COUNTY OF	Shelby		) SS		
I, the undersigned	authority, a Notary Public in a	and for said count a corp	y in said state oration, is since	e, hereby certify that gned to the foregoin said Modification of M	g Modification and who is known to me, lortgage, he or she, as such officer and with
full authority, exe	cuted the same voluntarily for and and official seal this				Notary Public
My commission e	Ramona Lisa xpires My Commission Expir				VIWOLATY PUBLIC

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## EXHIBIT "A"

This EXHIBIT "A" is attached to and by this reference is made a part of the Modification of Mortgage, dated May 25, 2006, and executed in connection with a loan or other financial accommodations between REGIONS BANK and KEITH H SCOTT.

20060630000314580 3/4 \$84.50 Shelby Cnty Judge of Probate, AL 06/30/2006 08:18:17AM FILED/CERT

## REMINDER TO LENDER TO ADD LEGAL DESCRIPTION..

THIS EXHIBIT "A" IS EXECUTED ON MAY 25, 2006.

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**GRANTOR:** 

(Seal)

KEITH H SCOTT

AHYLLIS OSCOTT

(Seal)

LENDER:

**REGIONS BANK** 

Authorized Signer

(Seal)

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200606300000314580 4/4 \$84.50 Shelby Cnty Judge of Probate, AL 06/30/2006 08:18:17AM FILED/CERT

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Order Legal Descriptions

Full Legal Description:

LOT 12, ACCORDING TO THE SURVEY OF HEATHERWOOD FOREST, SECTOR 1, AS RECORDED IN MAP BOOK 13, PAGE 144, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. BEING THE SAME PROPERTY CONVEYED TO KEITH H. SCOTT PHYLLIS G. SCOTT JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP BY DEED FROM HEATHERWOOD FOREST DEVELOPMENT CO., LTD. RECORDED 10/18/1993 IN DEED BOOK 1993 PAGE 32435, IN THE PROBATE JUDGE'S OFFICE FOR SHELBY COUNTY, ALABAMA. TAX ID# 102090002012000

Brief Legal Description:

No brief legal description associated with this order.