

## WHEN RECORDED MAIL TO:

Regions Loan Servicing Release P O Box 4897
Montgomery, AL 36103

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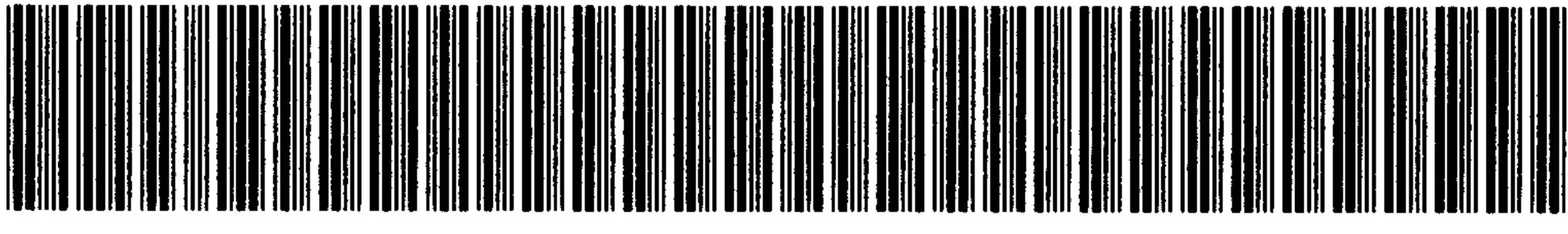


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JUN 2 9 2006

REAL ESTATE PERFECTION





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THIS MODIFICATION OF MORTGAGE dated June 8, 2006, is made and executed between KENNETH A MANN SR, whose address is 420 N LAKE RD, BIRMINGHAM, AL 35242-7030 and VONDA R MANN, whose address is 420 N LAKE RD, BIRMINGHAM, AL 35242-7030; Husband and Wife (referred to below as "Grantor") and REGIONS BANK, whose address is 1301 DOUG BAKER BLVD, HOOVER, AL 35242 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated September 29, 2003 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

RECORDED 10/10/2003 INSTRUMENT#20031010000581920.

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 420 N LAKE RD, BIRMINGHAM, AL 352427030.

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

NOTE IN THE PRINCIPAL AMOUNT OF \$35,000.00, NEW MONEY OF \$10,000.00, DU 7/23/2016.

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 JUNE 8, 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

KENNETH A MANN SR

(Seal)

VONDA R MANN

(Seai)

LENDER:

**REGIONS BANK** 

(Seal)

This Modification of Mortgage prepared by:

Name: JEREMY BURNS

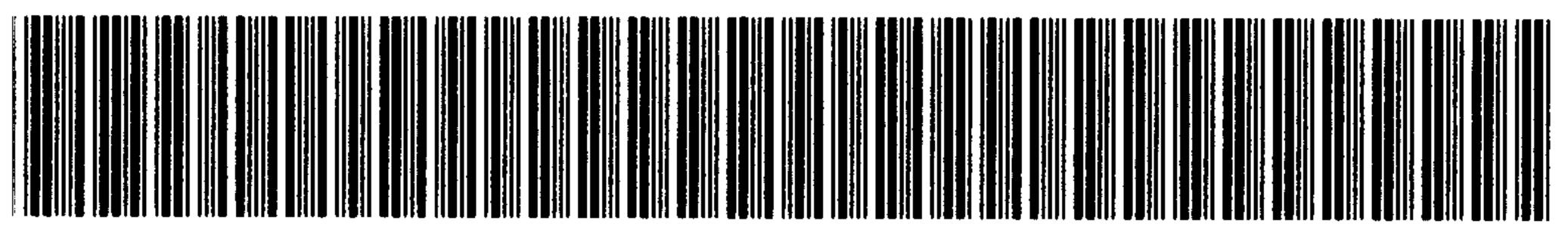
Address: 1301 DOUG BAKER BLVD City, State, ZIP: HOOVER, AL 35242

20060711000332250 2/4 \$87.50 Shelby Cnty Judge of Probate, AL 07/11/2006 11:41:44AM FILED/CERT

## MODIFICATION OF MORTGAGE (Continued)

INDIVIDUAL ACKNOWLEDGMENT	
STATE OF Mabana	
	) SS
COUNTY OF SME/bir	
COUNTY OF CONTRACT PROPERTY	
MANN, Husband and Wife, whose names are signed to t	said county in said state, hereby certify that <b>KENNETH A MANN SR</b> and <b>VONDA R</b> the foregoing instrument, and who are known to me, acknowledged before me on this tion, they executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this	day of <u>MhC</u> , 20 <u>) Co</u> .
	Coulden W. Keerelle Notary Public
My commission expires MY COMMISSION EXPIRES DE	ECEMBER 2, 2009
WIY COMMISSION CAPITOS	
LENDER ACKNOWLEDGMENT	
$R_{i}/I_{-1}$	
STATE OF Marna	)
STATE OF Mbarna	) ) SS
	) ) SS )
STATE OF Albarna  COUNTY OF Shelby	) ) SS )
country of Shelby  I. the undersigned authority, a Notary Public in and for sai	) id county in said state, hereby certify that
country of Shelby  I, the undersigned authority, a Notary Public in and for said	id county in said state, hereby certify that  a corporation, is signed to the foregoing Modification and who is known to me, d of the contents of said Modification of Mortgage, he or she, as such officer and with
I, the undersigned authority, a Notary Public in and for said acknowledged before me on this day that, being informed	id county in said state, hereby certify that  a corporation, is signed to the foregoing Modification and who is known to me, d of the contents of said Modification of Mortgage, he or she, as such officer and with
I, the undersigned authority, a Notary Public in and for said acknowledged before me on this day that, being informed full authority, executed the same voluntarily for and as the Given under my hand and official seal this	id county in said state, hereby certify that a corporation, is signed to the foregoing Modification and who is known to me, d of the contents of said Modification of Mortgage, he or she, as such officer and with e act of said corporation  day of  Notary Public
I, the undersigned authority, a Notary Public in and for said acknowledged before me on this day that, being informed full authority, executed the same voluntarily for and as the Given under my hand and official seal this	id county in said state, hereby certify that a corporation, is signed to the foregoing Modification and who is known to me, d of the contents of said Modification of Mortgage, he or she, as such officer and with e act of said corporation  day of  Notary Public
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\*DOC66202900000290286007000000\*

## EXHIBIT "A"

This EXHIBIT "A" is attached to and by this reference is made a part of the Modification of Mortgage, dated June 8, 2006, and executed in connection with a loan or other financial accommodations between REGIONS BANK and KENNETH A MANN SR and VONDA R MANN.

(Seal)

## REMINDER TO LENDER TO ADD LEGAL DESCRIPTION..

THIS EXHIBIT "A" IS EXECUTED ON JUNE 8, 2006.

GRANTOR:

VONDA R MANN

Maun (Seal)

LENDER:

**REGIONS BANK** 

Sum (Seal)

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20060711000332250 3/4 \$87.50 Shelby Cnty Judge of Probate, AL 07/11/2006 11:41:44AM FILED/CERT Let 88, according to the Final Plat of Subdivision, North Lake of Grayatene, Phase 3, as recorded in May Book 23 Page 3 in the Probate Office of Shelby County, Alabama: being situated in Shelby County, Alabama. The Real Property or its eddress is commanly known as 420 N LAKE RD, BIRSHINGHAM, AL 35242-7030.

Mann

20060711000332250 4/4 \$87.50 Shelby Cnty Judge of Probate, AL 07/11/2006 11:41:44AM FILED/CERT