

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

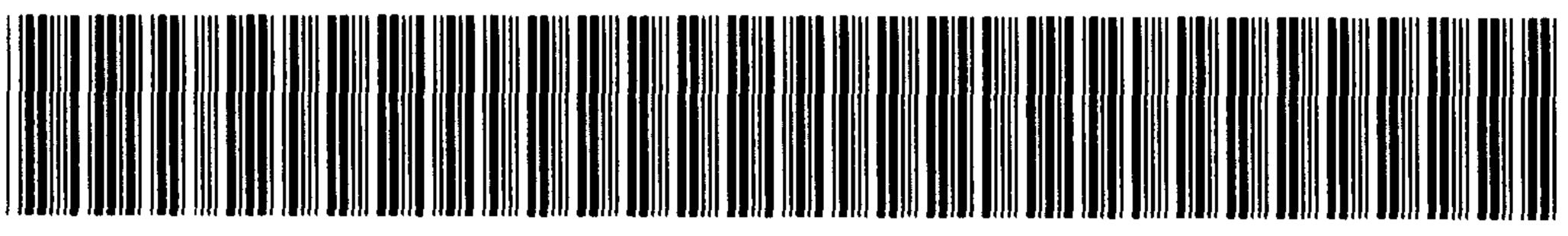
# REGIONS & SM BANK

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THIS MODIFICATION OF MORTGAGE dated June 14, 2006, is made and executed between JAMES B MCCORSTIN III, whose address is 152 MALLARD POINTE CIR, PELHAM, AL 35124-2122 and DORIS E MCCORSTIN, whose address is 152 MALLARD POINTE CIR, PELHAM, AL 35124-2122; 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 May 23, 2005 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

RECORDED 06/17/2005 INSTRUMENT NUM: 20050617000300310 IN SHELBY COUNTY ALABAMA.

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 152 Mallard Pointe Circle, Pelham, AL 35124.

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

NOTE IN THE PRINCIPAL AMOUNT OF \$26,000.00 REPRESENTING NEW MONEY OF \$16,000.00 DUE 06/17/2015.

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 14, 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.

DORIS E MCCORSTIN

GRANTOR:

LENDER:

freg // Longe 1

JAMES B MCCORSTIN III

REGIONS BANK

- year lond

This Modification of Mortgage prepared by:

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

(Seal)

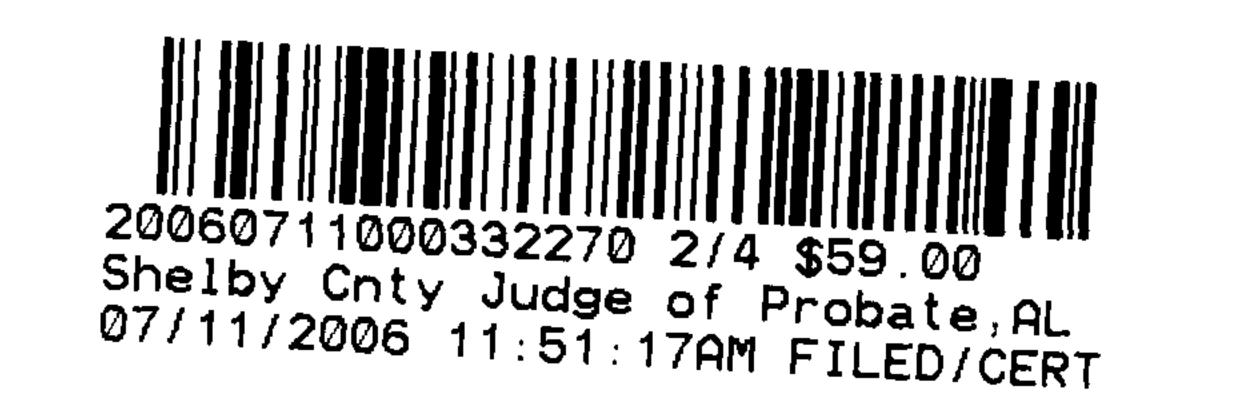
## Loan No: 02900000290054954

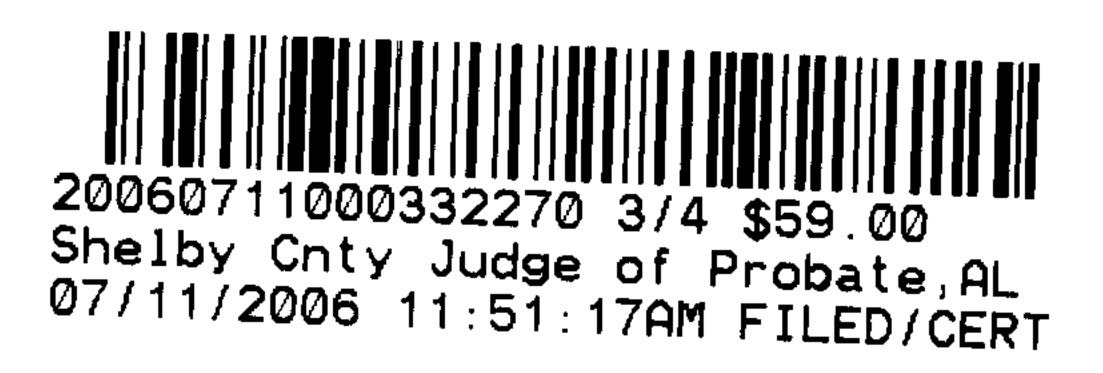
# MODIFICATION OF MORTGAGE (Continued)

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INDIVIDUAL ACKNOWLEDGMENT		
STATE OF Alabama  COUNTY OF Shelby	) SS )	KATIE LETT, NOTARY PUBLIC ALABAMA STATE AT LARGE MY COMMISSION EXPIRES APRIL 3, 2010
I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that JAMES B MCCORSTIN III and DORIS E MCCORSTIN, Husband and Wife, 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 4101110, 2010		
LENDER ACKNOWLEDGMENT		
STATE OF Alabama  COUNTY OF Shelby	) SS )	MATIE LETT, NOTARY PUBLIC ALABAMA STATE AT LARGE NY COMMISSION EXPIRES APRIL 3, 2010
acknowledged before me on this day that, being informed of the full authority, executed the same voluntarily for and as the act	rporation, is signed he contents of said M	to the foregoing Modification and who is known to me, lodification of Mortgage, he or she, as such officer and with

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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 June 14, 2006, and executed in connection with a loan or other financial accommodations between REGIONS BANK and JAMES B MCCORSTIN III.

REMINDER TO LENDER TO ADD LEGAL DESCRIPTION..

THIS EXHIBIT "A" IS EXECUTED ON JUNE 14, 2006.

GRANTOR:

DAMES B MCCORSTIN III

DORIS E MCCORSTIN (Seal)

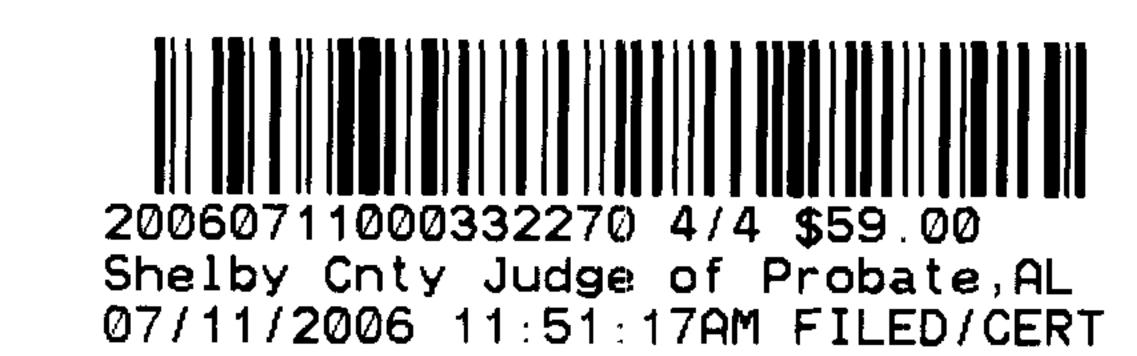
LENDER:

**REGIONS BANK** 

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(Seal)

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Order Legal Descriptions

#### Full Legal Description:

LOT 37, ACCORDING TO THE SURVEY OF MALLARD POINTE, AS RECORDED IN MAP BOOK 12, PAGE 7, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED. SUBJECT TO EXISTING EASEMENTS, RESTRICTIONS, SET-BACK LINES, RIGHTS OF WAY, LIMITATIONS, IF ANY OF RECORD. BEING THE SAME PROPERTY CONVEYED TO JAMES B. MCCORSTIN, III DORIS E. MCCORSTIN JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP BY DEED FROM L. J. CORNMESSER BERNICE CORNMESSER HUSBAND AND WIFE RECORDED 06/06/2002 IN DEED BOOK 2002060000268820 PAGE, IN THE PROBATE JUDGE'S OFFICE FOR SHELBY COUNTY, ALABAMA. TAX ID# 14-4-18-3-002-037-000

#### Brief Legal Description:

No brief legal description associated with this order.