WHEN RECORDED MAIL TO:

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JUN 2 9 2006

MODIFICATION OF MORTGAGE

DOC48002900000290054938000000

THIS MODIFICATION OF MORTGAGE dated June 7, 2006, is made and executed between TIM A PETERS, whose address is 2428 CHANDABROOK DRIVE, PELHAM, AL 35124-1224 and SANDRA SUE PETERS, whose address is 2428 CHANDABROOK DRIVE, PELHAM, AL 35124-1224; 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 April 18, 2006 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

RECORDED 05/04/2006 BOOK NUM: 2006, PAGE NUM: 220190 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 2428 CHANDABROOK DR, PELHAM, AL 35124.

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

NOTE IN THE PRINCIPAL AMOUNT OF \$62,500.00, REPRESENTING NEW MONEY OF \$37,500.00, DUE 07/22/2016.

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 7, 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.

SANDRA SUE PETERS

GRANTOR:

TIM A PETERS

LENDER:

REGIONS BANK

Authorized Signer

(Seal)

(Seal)

This Modification of Mortgage prepared by:

Name: Address: City, State, ZIP: Loan No: 02900000290054938

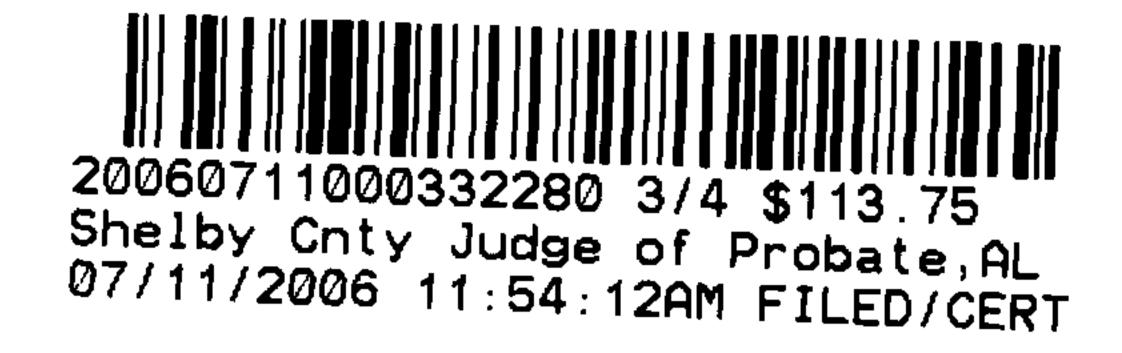
MODIFICATION OF MORTGAGE (Continued)

Page 2

INDIVIDUAL ACKNOWLEDGMENT 20060711000332280 2/4 \$113.75 Shelby Cnty Judge of Probate, AL 07/11/2006 11:54:12AM FILED/CERT STATE OF Alabama) SS COUNTY OF She 16y I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that TIM A PETERS and SANDRA SUE PETERS, 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. **Notary Public** MY COMMISSION EXPIRED JULY 7, 2003 My commission expires LENDER ACKNOWLEDGMENT STATE OF SS **COUNTY OF** I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that 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. day of Given under my hand and official seal this **Notary Public** MY COMMISSION EXPIRES JULY 2, 2008 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-274351 PR-CL22

EXHIBIT "A"



This EXHIBIT "A" is attached to and by this reference is made a part of the Modification of Mortgage, dated June 7, 2006, and executed in connection with a loan or other financial accommodations between REGIONS BANK and TIM A PETERS and SANDRA SUE PETERS.

REMINDER TO LENDER TO ADD LEGAL DESCRIPTION..

THIS EXHIBIT "A" IS EXECUTED ON JUNE 7, 2006.

GRANTOR:

IIM A PETERS

(Seal)

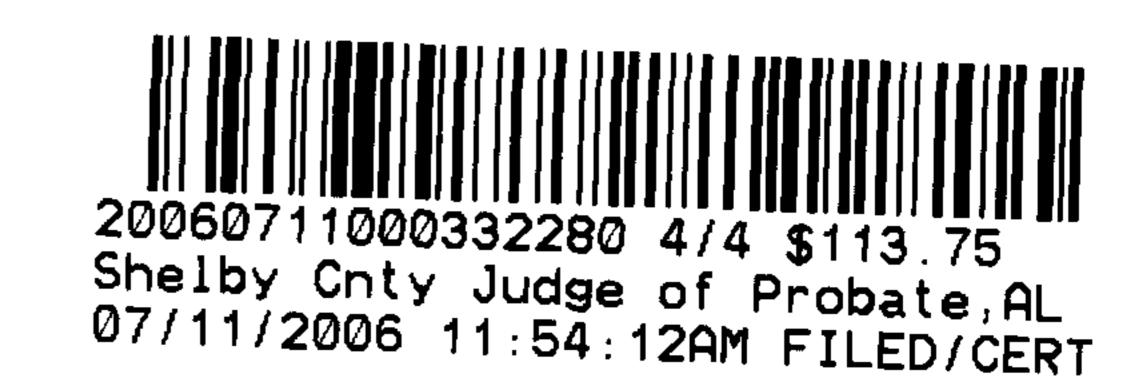
SANDRA SHE PETERS

LENDER:

REGIONS BANK

Authorited Signer

(Seal)



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Order Legal Descriptions

Full Legal Description:

LOT 331, ACCORDING TO THE SURVEY OF CHANDALAR SOUTH, SIXTH SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 49, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. SITUATED IN SHELBY COUNTY, ALABAMA. SUBJECT TO EXISTING EASEMENTS, RESTRICTIONS, SET-BACK LINES, RIGHTS OF WAY, LIMITATIONS IF ANY, OF RECORD. SUBJECT TO TAXES FOR 1986 AND SUBSEQUENT YEARS. BEING THE SAME PROPERTY CONVEYED TO TIM A. PETERS SANDRA PETERS JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP BY DEED FROM ROBERT SMITH BARBARA V. SMITH HUSBAND AND WIFE RECORDED 12/30/1985 IN DEED BOOK 55 PAGE 115, IN THE PROBATE JUDGE'S OFFICE FOR SHELBY COUNTY, ALABAMA. TAX ID# 131012001003015

Brief Legal Description:

No brief legal description associated with this order.