

WHEN RECORDED MAIL TO:

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

inpaid balance 1540,000.00"

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



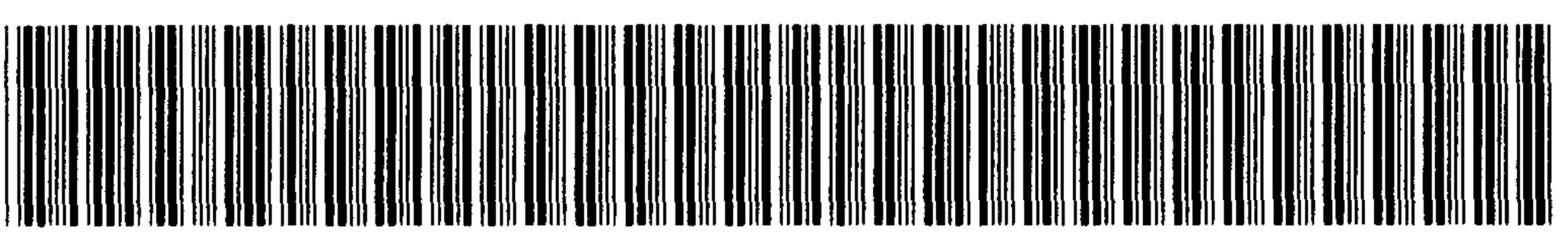
BANK

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TGAGE REAL ESTATE PERFECTION

MODIFICATION OF MORTGAGE



\*DOC48002900000290054744000000\*

THIS MODIFICATION OF MORTGAGE dated June 14, 2006, is made and executed between LOUIS J MOEHR and MARGARET A MOEHR; Husband and Wife (referred to below as "Grantor") and REGIONS BANK, whose address is P.O. BOX 946, 21325 HWY 25, COLUMBIANA, AL 35051 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated January 25, 2006 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

County, State of Alabama, as follows:

Recorded 214 Don book 20000314000073000

Recorded 214 Don book , page , 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 961 PARADISE POINT DRIVE, COLUMBIANA, AL 35051.

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

Note in the Principal amount of \$4,000.00, representing new money of \$2,000.00. \*\* EXTENDING maturity to 10/14/1/

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.

GRANTOR

PATHE I MAD

LENDER:

MARGARET A MOEHR

REGIONS BANK

Authorized Signer

(Seal)

(Seal)

This Modification of Mortgage prepared by:

Name: MELINDA S WALKER Address: P.O. BOX 946

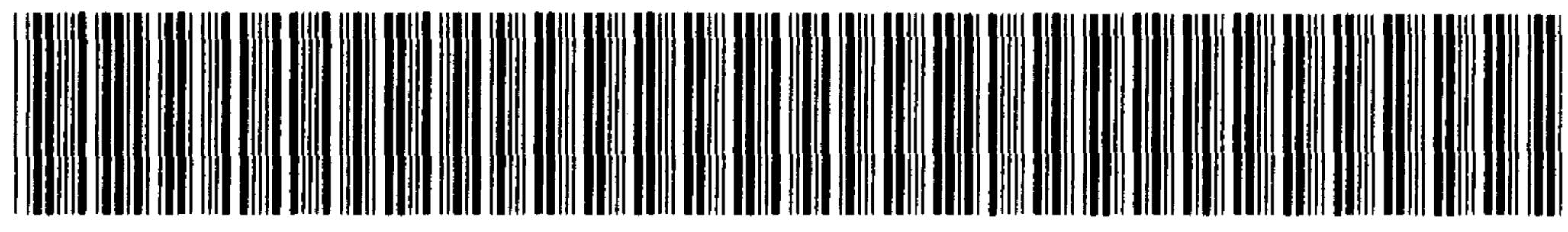
City, State, ZIP: COLUMBIANA, AL 35051

## MODIFICATION OF MORTGAGE (Continued)

Loan No: 02900000290054744

INDIVIDUA	L ACKNOWLEDGMENT	
		20060712000335150 2/4 <b>\$</b> 80.00
STATE OF	<b>)</b>	Shelby Cnty Judge of Probate, AL 07/12/2006 12:20:17PM FILED/CERT
	) SS	
COUNTY OF ONLICE		
I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that LOUIS J MOEHR and MARGARET A MOEHR, 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	day of	$20 C_{3}$
Given ander my mana and comoral search and		
	- Ulklin	Notary Public
My commission expires		
LENDER ACKNOWLEDGMENT		
STATE OF	)	
	) SS	
COUNTY OF MULLU	)	
		A.
I, the undersigned authority, a Notary Public in and for said cou	inty in said state, hereby certify that	Regan Bull
acknowledged before me on this day that, being informed of the full authority, executed the same voluntarily for and as the act of	he contents of said Modification of Mo	Modification and who is known to me, ortgage, he or she, as such officer and with
Given under my hand and official seal this	day of	L . 20 C .
	1 Aline	12 SMILLA
		Notary Public
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-281447 PR-CL23



\*DOC662029000002900547440000000\*

## 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 LOUIS J MOEHR.

(Seal)

## REMINDER TO LENDER TO ADD LEGAL DESCRIPTION...

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

**GRANTOR:** 

LOUIS J MOEHR

MARGARET A MOEHR (Seal)

LENDER:

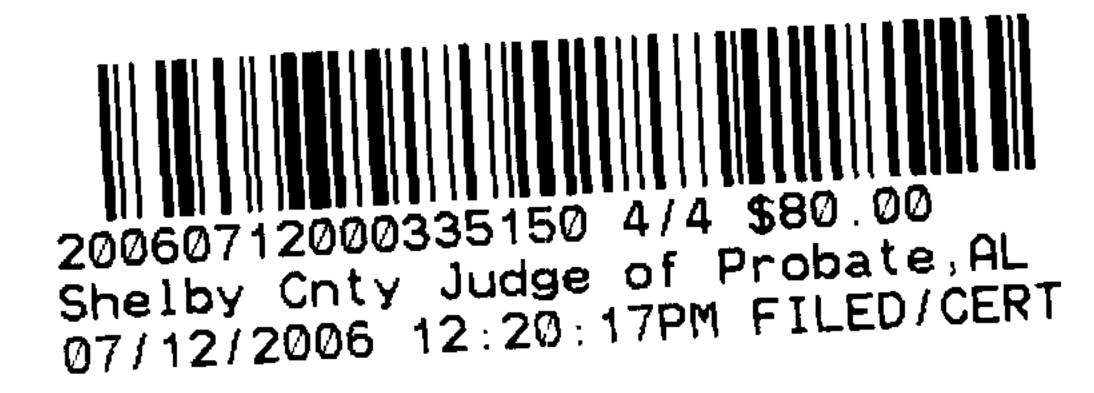
**REGIONS BANK** 

Authorized Signer (Seal)

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20060712000335150 3/4 \$80.00 Shelby Cnty Judge of Probate, AL 07/12/2006 12:20:17PM FILED/CERT

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## SCHEDULE "A"

LOT 4, ACCORDING TO THE SURVEY OF PARADISE ESTATES, SECTOR I, AS RECORDED IN MAP BOOK 13 PAGE 81 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

BEING THE SAME PROPERTY CONVEYED TO LOUIS J. MOEHR AND WIFE, MARGARET MOEHR JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP BY DEED FROM STEVEN E. CHAMBERS, A MARRIED MAN RECORDED 07/10/1989 IN DEED BOOK 245 PAGE 699, IN THE PROBATE JUDGE'S OFFICE FOR SHELBY COUNTY, ALABAMA.

TAX ID# 30-1-01-0-001-001.038

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