20060712000335890 1/3 \$84.50 Shelby Cnty Judge of Probate, AL 07/12/2006 02:33:55PM FILED/CERT

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

PBB445,000,00

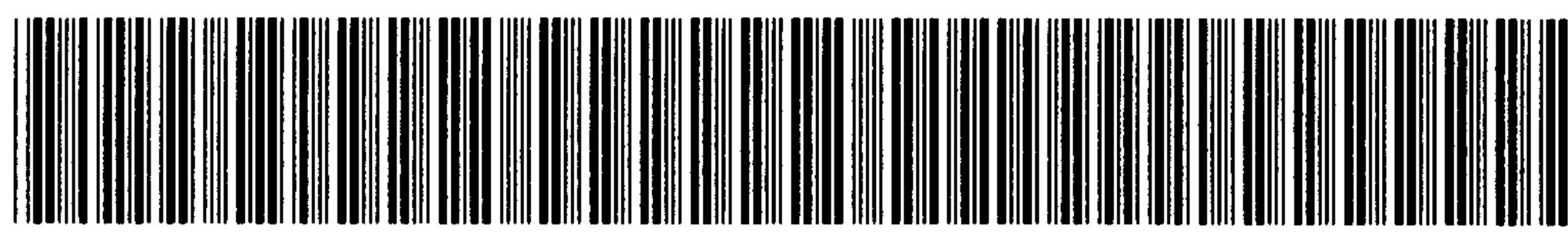
REGIONS AS SAN BANK

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REAL ESTATE PERFECTION

MODIFICATION OF MORTGAGE



DOC48000300000030261885000000

THIS MODIFICATION OF MORTGAGE dated April 17, 2006, is made and executed between JAMES MICHAEL MAYHAN, whose address is 374 OLD CAHABA TRL, HELENA, AL 35080-7045; AN UNMARRIED MAN (referred to below as "Grantor") and REGIONS BANK, whose address is 3065 JOHN HAWKINS PARKWAY, HOOVER, AL 35244 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated November 29, 2001 (the "Mortgage") which has been recorded in Jefferson County, State of Alabama, as follows:

RECORDED 12/06/2001, INSTRUMENT NUM 2001-53227 IN JEFFERSON, MO. .

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in Jefferson 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 374 OLD CAHABA TRL, HELENA, AL 35080.

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

NOTE IN THE PRINCIPAL AMOUNT OF \$10,500.00, REPRESENTING NEW MONEY OF \$34,500.00, DUE 04/17/2016.

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 APRIL 17, 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:

LENDER:

REGIONS BANK

Authorized Signer

This Modification of Mortgage prepared by:

Name: VALORIE W LEE

(Seal)

Address: 3065 JOHN HAWKINS PARKWAY City, State, ZIP: HOOVER, AL 35244

MODIFICATION OF MORTGAGE (Continued)

Page 2

	NDIVIDUAL ACKNOWLEDGMENT	
STATE OF Alabana)	20060712000335890 2/3 \$84.50 Shelby Cnty Judge of Probate, AL 07/12/2006 02:33:55PM FILED/CERT
COUNTY OF DO HEISON) SS 	
LINMARRIED MAN, whose name is signed to t	in and for said county in said state, hereby cerche foregoing instrument, and who is known to me, tion, he or she executed the same voluntarily on the day of	acknowledged before me on this day that,
My commission expires NOU 35, 0	7008	
LENDER ACKNOWLEDGMENT		
STATE OF Habana) 	
COUNTY OF Jeffer SCIT) SS 	
acknowledged before me on this day that, being	and for said county in said state, hereby certify that a corporation, is signed to the foregoing informed of the contents of said Modification of M and as the act of said corporation. 17+44	ortgage, he or she, as such officer and with

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Lot 731, according to the Survey of Old Cahaba, Cedar Crest Sector, as recorded in Map Book 24, Page 11, in the Probate Office of Shelby County, Alabama

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