WHEN RECORDED MAIL TO:

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

(referred to below as "Lender").

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE

RECEIVED

JUN 27 2006



DOC48000300000030261889000000

THIS MODIFICATION OF MORTGAGE dated May 31, 2006, is made and executed between MITCHELL SEBASTIAN MUDANO, whose address is 1008 OAK TREE RD, BIRMINGHAM, AL 35244-2604 and AMY SLATON MUDANO, whose address is 1008 OAK TREE RD, BIRMINGHAM, AL 35244-2604; Husband and Wife (referred to below as "Grantor") and REGIONS BANK, whose address is 2900 HWY 280, SUITE 100, BIRMINGHAM, AL 35223

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 April 20, 2006, Instrument Number 20060502000206460, Shelby County, Alabama.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in Shelby County, State of Alabama:

See 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 1008 Oak Tree Road, Birmingham, AL 352442604.

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

Modification is made to add new money of \$33,000.00. Terms are not being extended.

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 MAY 31, 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:

MITCHELL SEBASTIAN MUDANO

AMY SLATON MUDANO

LENDER:

x LEX

Authorized Signer

REGIONS BANK

(Seal)

This Modification of Mortgage prepared by:

Name: John Fletcher Abele Jr

Address: 2900 HWY 280, SUITE 100 City, State, ZIP: BIRMINGHAM, AL 35223

MODIFICATION OF MORTGAGE (Continued)

Page 2

INDIVIDUAL ACKNOWLEDGMENT 20060719000348280 2/4 \$69.50 Shelby Cnty Judge of Probate, AL 07/19/2006 12:17:00PM FILED/CERT SS I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that MITCHELL SEBASTIAN MUDANO and AMY SLATON MUDANO, 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 **Notary Public** My commission expires LENDER ACKNOWLEDGMEN COMM STATE OF SS COUNTY OF 1 SC 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. Given under my hand and official seal this day of Notary Public My commission expires NOTARY PUBLIC

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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 May 31, 2006, and executed in connection with a loan or other financial accommodations between REGIONS BANK and MITCHELL SEBASTIAN MUDANO and AMY SLATON MUDANO:

REMINDER TO LENDER TO ADD LEGAL DESCRIPTION...

THIS EXHIBIT "A" IS EXECUTED ON MAY 31, 2006.

GRANTOR:

(Seal)

MITCHELL SEBASTIAN MUDANO

LENDER:

REGIONS BANK

Authorized Signer

(Seal)

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Shelby Cnty Judge of Probate, AL 07/19/2006 12:17:00PM FILED/CERT

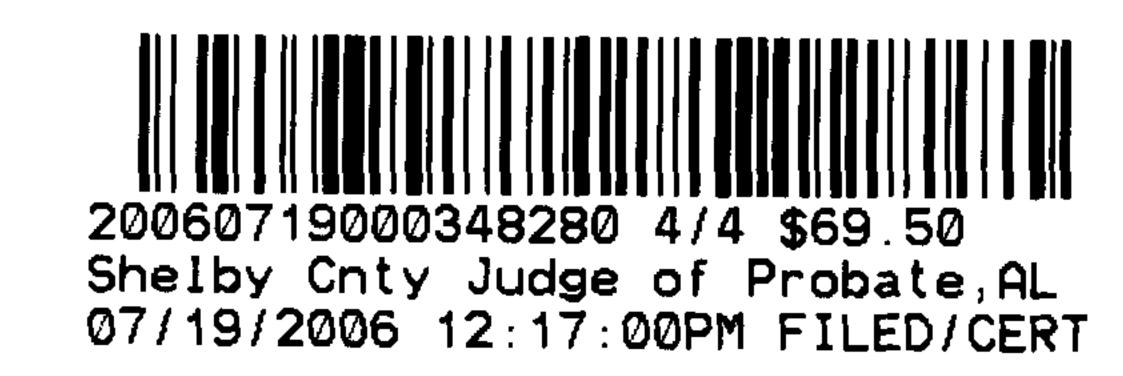


EXHIBIT "A"

Lot 3102, according to the Survey of Riverchase Country Club, 31st Addition, as recorded in Map Book 18, page 122, in the Probate Office of Shelby County, Alabama.

Mudano