20060809000386880 1/3 \$20.00 Shelby Cnty Judge of Probate, AL 08/09/2006 03:20:59PM 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



RECESED
JUL 2 6 2006

MODIFICATION OF MORTGAGE

REAL ESTATE PERFECTION



DOC48002900000290054170000000

THIS MODIFICATION OF MORTGAGE dated April 11, 2006, is made and executed between KEITH BANISTER PRESSLEY, whose address is 1053 EAGLE VALLEY DR, BIRMINGHAM, AL 35242-6962 and NANCY P PRESSLEY, whose address is 1053 EAGLE VALLEY DR, BIRMINGHAM, AL 35242-6962; HUSBAND AND WIFE (referred to below as "Grantor") and REGIONS BANK, whose address is 1301 DOUG BAKER BLVD, HOOVER, AL 35242 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated March 21, 2005 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded 04-25-2005 in Instrument 20050426000195260, 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 1053 EAGLE VALLEY DRIVE, BIRMINGHAM, AL 35242.

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

Note in the Principal amount of \$12,000.00, representing new money of \$2,000.00.

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 11, 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.

This Modification of Mortgage prepared by:

1 1 miles

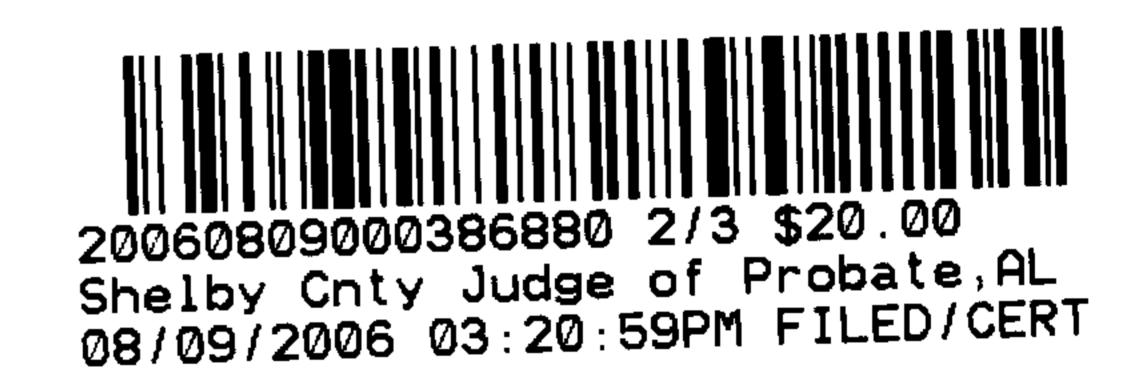
Name: ANTHONY S PERSONS Address: 1301 DOUG BAKER BLVD City, State, ZIP: HOOVER, AL 35242

MODIFICATION OF MORTGAGE (Continued)

ΙΝΟΙΛΙΙΔΙ ΔCKNOWI FDGMFNT

MADIAIDOME MONIACAAFED CIAIFIA I
STATE OF Alabama
) SS
country of Shelby
I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that KEITH BANISTER PRESSLEY and NANCY P PRESSLEY, 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 April, 20_06 Compared to the first of the compared to the c
MY COMMISSION EXPIRES DECEMBER 2, 2009 My commission expires
LENDER ACKNOWLEDGMENT
STATE OF Alabama
) SS
country of Shelby
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.
$A \longrightarrow I$
Given under my hand and official seal this day of day of
My commission expires MY COMMISSION EXPIRES DECEMBER 2, 2009

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-240404 PR-CL05



20060809000386880 3/3 \$20.00 Shelby Cnty Judge of Probate, AL 08/09/2006 03:20:59PM FILED/CERT

Full Legal Description:

LOT 1401, ACCORDING TO THE SURVEY OF EAGLE POINT 14TH SECTOR, AS RECORDED IN MAP BOOK 26, PAGE 34 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA. SUBJECT TO EXISTING EASEMENTS, CURRENT TAXES, RESTRICTIONS AND COVENANTS, SET-BACK LINES AND RIGHTS OF WAY, IF ANY, OF RECORD. BEING THE SAME PROPERTY CONVEYED TO KEITH B. PRESSLEY NANCY P. PRESSLEY HUSBAND AND WIFE JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP BY DEED FROM DONALD J. WIGGINS LINDA D. WIGGINS HUSBAND AND WIFE RECORDED 04/02/2002 IN DEED BOOK 2002 PAGE 15279, IN THE PROBATE JUDGE'S OFFICE FOR SHELBY COUNTY, ALABAMA. TAX ID# 093070002002103

Brief Legal Description:

No brief legal description associated with this order.