

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

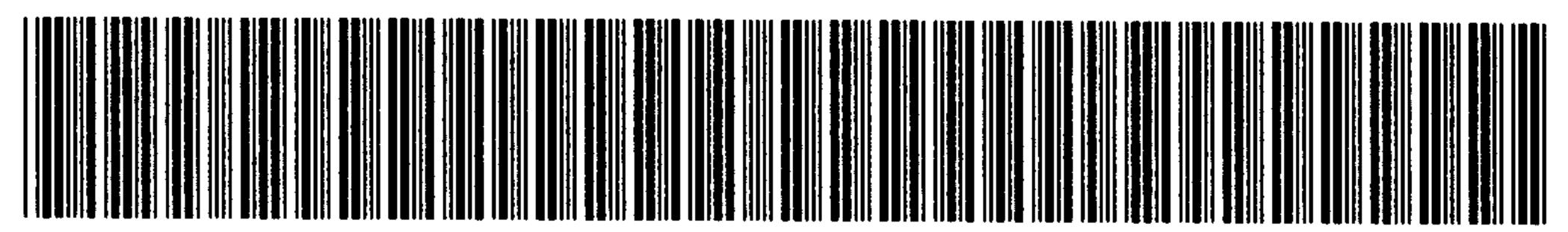


RECEIVED

JUL 2 7 2006

MODIFICATION OF MORTGAGE

REAL ESTATE PERFECTION



DOC48002900093000122972000000

THIS MODIFICATION OF MORTGAGE dated June 9, 2006, is made and executed between ROBERT MACK RIGGS, whose address is 120 GLEN ABBEY WAY, ALABASTER, AL 35007-3106 and MISTY LYNN RIGGS, whose address is 120 GLEN ABBEY WAY, ALABASTER, AL 35007-3106; 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 May 1, 2006 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Not yet Recorded .5-30-06 IN book 20060530000253580 5hE/by Cty
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 120 GLEN ABBEY WAY, ALABASTER, AL 35007.

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

Note in the principal amount of \$41,113.17 representing new money of \$20,000.00.

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 JUNE 9, 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.

X Abbu Subout

X Authorized Signer (Seal)

This Modification of Mortgage prepared by:

GRANTOR:

Name: DEBORAH L SEYBOLD Address: 2964 PELHAM PARKWAY City, State, ZIP: PELHAM, AL 35124 B 5000

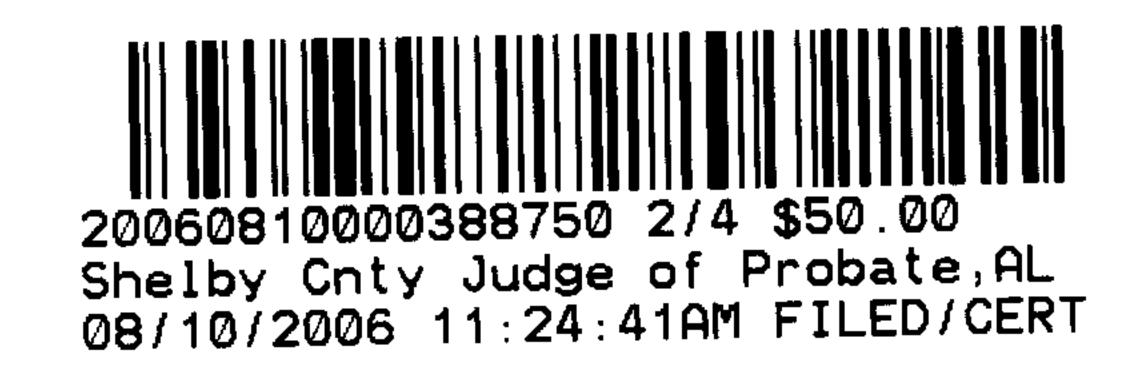
(Seal)

MODIFICATION OF MORTGAGE (Continued)

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabayaa COUNTY OF Shelby) SS	KATIE LETT, NUTARY PUBLIC ALABAMA STATE AT LARGE COMMISSION EXPIRES APRIL 3, 2010
I, the undersigned authority, a Notary Public in and for said county RIGGS, HUSBAND AND WIFE, whose names are signed to the for this day that, being informed of the contents of said Modification, the Given under my hand and official seal this	egoing instrument, and v	vho are known to me, acknowledged before me on
My commission expires April 3, 2010		
LENDER ACKNOWLEDGMENT		
STATE OF 19100000000000000000000000000000000000		WITARY PUBLIC
COUNTY OF STATE OF TOO TOO TOO TOO TOO TOO TOO TOO TOO) SS)	KATIE LETT, NOTARY PUBLIC ALABAMA STATE AT LARGE Y COMMISSION EXPIRES APRIL 3, 2010
COUNTY OF Show the county of the undersigned authority, a Notary Public in and for said county in the undersigned authority.	n said state, hereby certification, is signed to the footbeath	ty that Region and who is known to me,
I, the undersigned authority, a Notary Public in and for said county in a corporate acknowledged before me on this day that, being informed of the contact o	n said state, hereby certification, is signed to the footbeath	ty that Region and who is known to me,

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-279186 PR-CR06





DOC66202900093000122972000000

EXHIBIT "A"

This EXHIBIT "A" is attached to and by this reference is made a part of the Modification of Mortgage, dated June 9, 2006, and executed in connection with a loan or other financial accommodations between REGIONS BANK and ROBERT MACK RIGGS and MISTY LYNN RIGGS.

REMINDER TO LENDER TO ADD LEGAL DESCRIPTION...

THIS EXHIBIT "A" IS EXECUTED ON JUNE 9, 2006.

GRANTOR:

ROBERT MACK RIGGS (Seal)

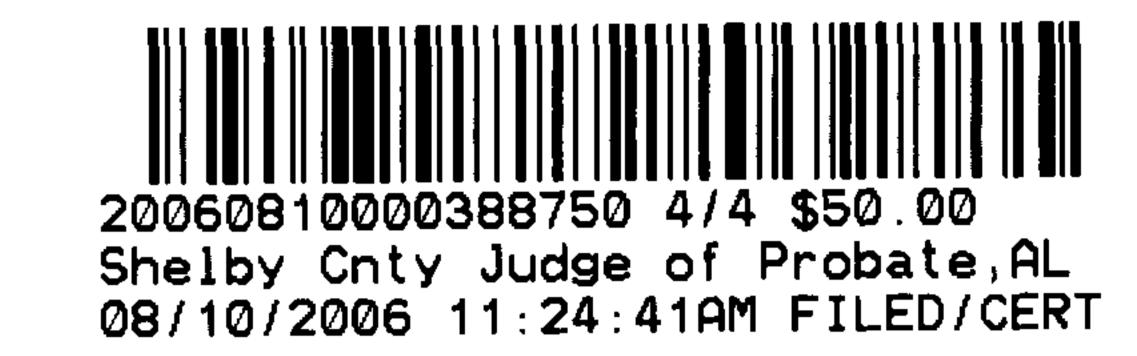
LENDER:

REGIONS BANK

Seal)

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-279186 PR-CR06

20060810000388750 3/4 \$50.00 Shelby Cnty Judge of Probate, AL 08/10/2006 11:24:41AM FILED/CERT



Logout

Home > Main Menu

Order Legal Descriptions

Full Legal Description:

LOT 54, ACCORDING TO THE SURVEY OF WEATHERLY, GLEN ABBEY, SECTOR 12, PHASE 2, AS RECORDED IN MAP BOOK 19 PAGE 103 IN THE PROBATE OFFICE OF SHALBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. MINERAL AND REINING RIGHTS EXCEPTED. SUBJECT TO EXISTING EASEMENTS, CURRENT TAXES, RESTRICTIONS, SET-BACK LINES AND RIGHTS OF WAY, IF ANY, OF RECORD. BEING THE SAME PROPERTY CONVEYED TO ROBERT RIGGS MISTY L. RIGGS HUSBAND AND WIFE JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP BY DEED FROM INDIANWOOD BUILDING CO., INC. RECORDED 12/15/1995 IN DEED BOOK 1995 PAGE 35928, IN THE PROBATE JUDGE'S OFFICE FOR SHELBY COUNTY, ALABAMA. TAX ID# 149312001001021

Brief Legal Description:

No brief legal description associated with this order.