

#### WHEN RECORDED MAIL TO:

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

20060825000420170 1/4 \$87.50 Shelby Cnty Judge of Probate, AL 08/25/2006 03:04:26PM FILED/CERT

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

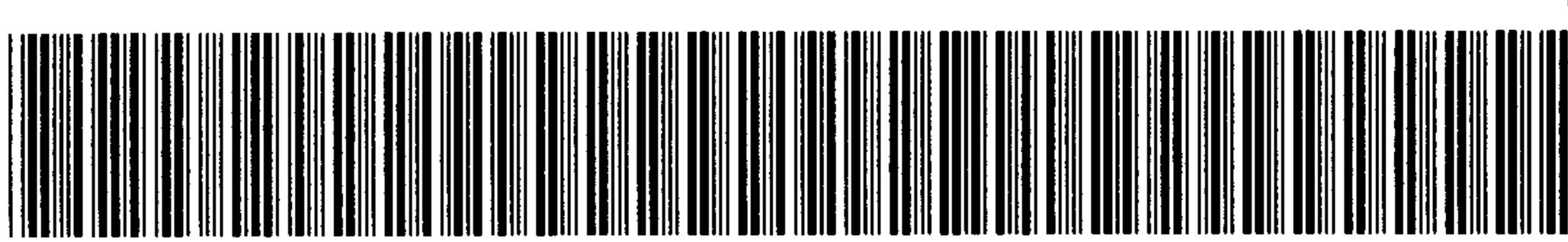


RECEIVED

AUG 16 2006

REAL ESTATE PERFECTION

MODIFICATION OF MORTGAGE



\*DOC480029000002900550110000000\*

THIS MODIFICATION OF MORTGAGE dated August 2, 2006, is made and executed between ALAN C FONDREN, whose address is 2420 MEADOW RIDGE RD, BIRMINGHAM, AL 35242-2990 and DENEISE FONDREN, whose address is 2420 MEADOW RIDGE RD, BIRMINGHAM, AL 35242-2990; 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 August 22, 2005 (the "Mortgage") which has been recorded in Jefferson County, State of Alabama, as follows:

Recorded 09-14-2005 with Instrument number 20050914000477070, Jefferson County, al.

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 2420 Meadow Ridge Road, Birmingham, AL 35242.

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

Note in the principal amount of \$45,000.00, representing new money of \$25,000.00, due 09-16-2016.

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 AUGUST 2, 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:** 

ALAN C FONDREN

(Seal)

DENEISE FORDREN

LENDER:

REGIONS BANK

Authorized Signer

(Seal)

This Modification of Mortgage prepared by:

Name: JOHN M BENTLEY Address: 2964 PELHAM PARKWAY City, State, ZIP: PELHAM, AL 35124

## Page 2

# MODIFICATION OF MORTGAGE (Continued)

INDIVIDUAL ACKNOWLEDGMENT

STATE OF A LA DA LINE

COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that ALAN C FONDREN and DENEISE FONDREN, Husband and Wife, whose names are signed to the foregoing instrument, and who are knowfi by me, acknowledged before me on this day that, being informed of the contents of said Modification, the executed the same voluntarily on the day the same lears date.

Given under my hand and official seal this ALL

LENDER ACKNOWLEDGMENT

STATE OF A LA DA LINE 29, 2010

LENDER ACKNOWLEDGMENT

STATE OF Shelby

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Reach of the contents of said 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 they act of said corporation.

My commission expires June 29, 2010

My commission expires June 29, 2010

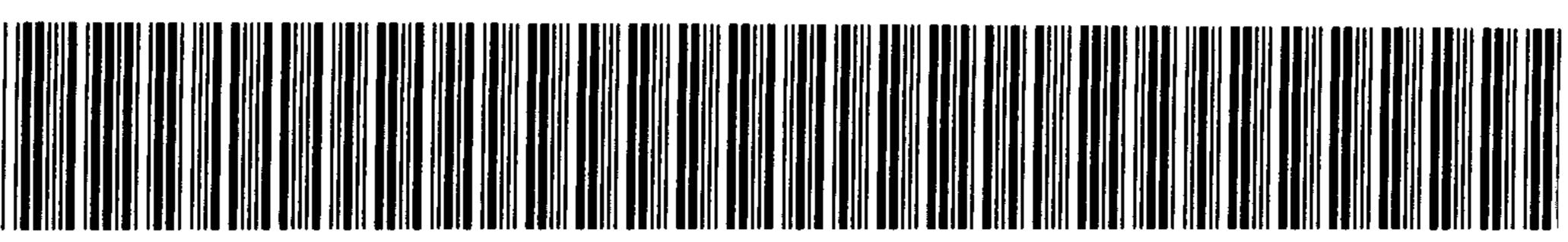
My commission expires June 29, 2010

I SS

I

LASER PRO Lending, Ver. 5.31.00.004 Copr. Harland Financial Solutions, Inc. 1997, 2006. All Rights Reserved. - AL R:\CFI\LPL\G201.FC TR-311038 PR-CL22





\*DOC662029000002900550110000000\*

## EXHIBIT "A"

This EXHIBIT "A" is attached to and by this reference is made a part of the Modification of Mortgage, dated August 2, 2006, and executed in connection with a loan or other financial accommodations between REGIONS BANK and ALAN C FONDREN.

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

THIS EXHIBIT "A" IS EXECUTED ON AUGUST 2, 2006.

**GRANTOR:** 

ALAN C FONDREN (Seal)

X NORMAN (Seal DENEISE FONDREN

LENDER:

**REGIONS BANK** 

Authorizeg Signer ( )

LASER PRO Lending, Ver. 5.31.00.004 Copr. Harland Financial Solutions, Inc. 1997, 2006. All Rights Reserved. - AL R:\CFI\LPL\G201.FC TR-311033 PR-CL22

(Seal)

20060825000420170 3/4 \$87.50 20060825000420170 3/4 \$87.50 Shelby Cnty Judge of Probate, AL Shelby Cnty Judge of Probate, AL 08/25/2006 03:04:26PM FILED/CERT

20060825000420170 4/4 \$87.50 Shelby Cnty Judge of Probate, AL 08/25/2006 03:04:26PM FILED/CERT

Logout

Home > Main Menu

Order Legal Descriptions

Full Legal Description:

LOT 5 SECTOR 2 THE RIDGE AT MEADOWBROOK AS RECORDED IN MAPBOOK 16 PAGE 123, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. BEING THE SAME PROPERTY CONVEYED TO ALAN C. FONDREN AND SALLY W. FONDREN BY DEED FROM ROGER DALE MASSEY, A MARRIED MAN RECORDED 07/10/1996 IN DEED BOOK 1996 PAGE 22143, IN THE PROBATE JUDGE'S OFFICE FOR SHELBY COUNTY, ALABAMA. TAX ID# 10-1-01-0-004-005.000

Brief Legal Description:

No brief legal description associated with this order.