

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

PRINCIPAL ANDUNT OF LOAW \$ 50,000 REGIONS & SM BANK

REAL ESTATE PROPERTY.

MODIFICATION OF MORTGAGE

DOC48002900000290055007000000

THIS MODIFICATION OF MORTGAGE dated July 28, 2006, is made and executed between MARCIA S TURQUITT, whose address is 1202 HIGHWAY 46, SHELBY, AL 35143-5243 and MELVIN E TURQUITT, whose address is 1202 HWY 46, COLUMBIANA, AL 35051-0000; Husband and Wife (referred to below as "Grantor") and REGIONS BANK, whose address is P.O. BOX 946, 21325 HWY 25, COLUMBIANA, AL 35051 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 7, 2005 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded 08-06-05, Instrument #2005070600037500, Shelby County, AL.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in Shelby 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 1202 HWY 46, SHELBY, AL 35143.

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

Note in the amount of \$50,000.00, due 09-14-2016.

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 JULY 28, 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:

x Marcia s Turquitt (Seal)

X//////////(Seal)
MELVIN E TURQUITA

LENDER:

REGIONS BANK

5.11

Authorized Signer

(Seal)

This Modification of Mortgage prepared by:

Name: Melinda S Walker Address: P.O. BOX 946

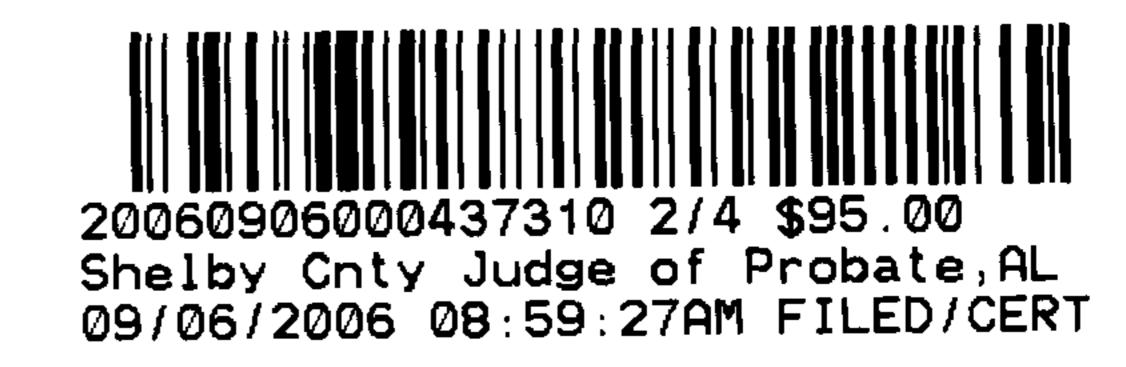
City, State, ZIP: COLUMBIANA, AL 35051

MODIFICATION OF MORTGAGE

(Continued)

IND	IVIDUAL ACKNOWLEDG	MENT
STATE OF BHOLDSHOL		
COUNTY OF STUDY) SS)	
I, the undersigned authority, a Notary Public in an TURQUITT, Husband and Wife, whose names are sthis day that, being informed of the contents of said Given under my hand and official seal this	signed to the foregoing instrument, a	reby certify that MARCIA S TURQUITT and MELVIN E and who are known to me, acknowledged before me on the voluntarily on the day the same bears date.
My commission expires		/ Notary Public
	ENDER ACKNOWLEDGM	IENT
STATE OF LAWNO	}	
COUNTY OF Sulvey) SS 	
I, the undersigned authority, a Notary Public in and	a corporation, is signed to t	certify that
full authority, executed the same voluntarily for and	as the act of said corporation. day of	(2000)
Given under my nand and official seal this		Motary Public
My commission expires	• • • • • • • • • • • • • • • • • • •	

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DOC66202900000290055007000000

EXHIBIT "A"

This EXHIBIT "A" is attached to and by this reference is made a part of the Modification of Mortgage, dated July 28, 2006, and executed in connection with a loan or other financial accommodations between REGIONS BANK and MELVIN E TURQUITT and MARCIA S TURQUITT.

REMINDER TO LENDER TO ADD LEGAL DESCRIPTION...

THIS EXHIBIT "A" IS EXECUTED ON JULY 28, 2006.

GRANTOR:

MARCIA S TURQUITT () (Seal)

X Melys (Seal)
MELVIN E TURQUITA

LENDER:

REGIONS BANK

Authorized Signer (Seal)

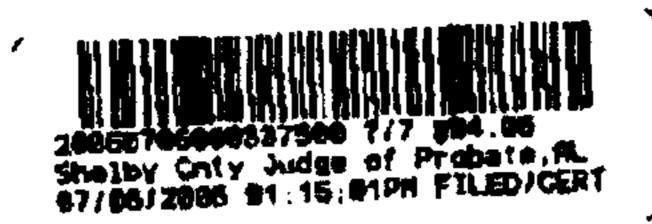
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20060906000437310 3/4 \$95.00 Shelby Cnty Judge of Probate, AL 09/06/2006 08:59:27AM FILED/CERT

20060906000437310 4/4 \$95.00 Shelby Cnty Judge of Probate, AL 09/06/2006 08:59:27AM FILED/CERT

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Order Legal Descriptions

Full Legal Description: A PARCEL OF LAND IN THE NW 1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 24, NORTH, RANGE 15 EAST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 10; THENCE RUN EAST ALONG THE NORTH SECTION LINE 3115.04 FEET; THENCE TURN RIGHT 89 DEG. 29 MIN. 20 SEC. AND RUN SOUTH 912.34 FEET TO THE POINT OF BEGINNING; THENCE TURN LEFT 76 DEG. 56 MIN. 46 MIN. AND RUN SOUTHEAST 509.35 FEET; THENCE TURN RIGHT 77 DEG. 05 MIN. 27 SEC. AND RUN SOUTH 240.60 FEET; THENCE TURN RIGHT 90 DEG. 00 MIN. 00 SEC. AND RUN WEST 880.00 FEET; THENCE TURN RIGHT 91 DEG. 00 MIN: 38 SEC. AND RUN NORTH 356.77 FEET; THENCE TURN RIGHT 88 DEG. 59 MIN. 22 SEC. AND RUN EAST 367.10 FEET; THENCE TURN RIGHT 12 DEG. 54 MIN, 33 SEC. AND RUN SOUTHEAST 10.39 FEET TO THE POINT OF BEGINNING. ALSO, AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, 20 FEET WIDE, 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 10; THENCE RUN EAST ALONG THE NORTH SECTION LINE 3115.04 FEET; THENCE TURN RIGHT 89 DEG. 29 MIN. 20 SEC. AND RUN SOUTH 698.86 FEET TO A POINT ON THE SOUTHWEST RIGHT-OF-WAY OF SHELBY COUNTY HIGHWAY #46 AND THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE CONTINUE LAST COURSE 213.48 FEET TO THE END OF SAID CENTERLINE. BEING THE SAME PROPERTY CONVEYED TO MARCIA S. TURQUITT AND BEVERLY J. MCKENNA JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP BY DEED FROM MELVIN E. TURQUITT AND WIFE, MARCIA S. TURQUITT RECORDED 03/06/2000 IN DEED BOOK 2000 PAGE 07143, IN THE PROBATE JUDGE'S OFFICE FOR SHELBY COUNTY, ALABAMA. TAX ID# 332100000003001 Brief Legal Description;

http://66.179.188.227/Komodo/customer/legal_description.jsp?order_no=135903

No brief legal description associated with this order.

6/20/2005