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

REGIONS &

"unpaid balance \$48,000,00" BANK

MODIFICATION OF MORTGAGE



DOC48002900193000212202000000

THIS MODIFICATION OF MORTGAGE dated September 18, 2006, is made and executed between BELINDA A SCHOGGEN, whose address is 739 HIGHWAY 5, WILSONVILLE, AL 35186-6149; AN UNMARRIED WOMAN (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 July 25, 2003 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded 08-01-2003 in book 2003 page 801, Shelby County, AL. ゴッキ, # 20030801000498550

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 739 HWY 5, WILSONVILLE, AL 35186.

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

Note in the principal amount of \$61,000.00 representing new money of \$19.100.00.

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 SEPTEMBER 18, 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:

(Seal)

LENDER:

REGIONS BANK

Authorized Signer Sutherized Signer

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)

INDIVIDUAL ACKNOWLEDGMENT

STATE OF 2006.1024000525520 2/3 \$89.00
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LENDER AC	KNOWLEDGMENT
STATE OF Malama	
$C_{1} = 1$) SS
COUNTY OF SUM)
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 sa	
Given under my hand and official seal this	day of <u>JUKMBY</u> 120 <u>U</u> .
NOTARY PUBLIC STATE OF ALARAMA AT LARGE MY COMMISSION EXPIRES: May 2, 2010 MY COMMISSION EXPIRES: May 2, 2010 BONDED THRU NOTARY PUBLIC UNDERWRITERS	Notary Public

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20061024000525520 3/3 \$89.00 Shelby Cnty Judge of Probate, AL 10/24/2006 03:18:20PM FILED/CERT

Exhibit

Lot 7, according to the Survey of Beeswax Estates, as recorded in Map Book 10, Page 29, in the Probate Office of Shelby County, said Beeswax Estates being a resurvey of Lot 6, Weaver's Survey as recorded in Map Book 9, Page 153, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Tax ID# 204170000005014

Schoggen