

WHEN RECORDED MAIL TO:
Regions Loan Servicing Release
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MODIFICATION OF MORTGAGE



DOC48002900000290055076000000

THIS MODIFICATION OF MORTGAGE dated October 16, 2006, is made and executed between RONALD CLIFTON, whose address is 4829 KEITH DR, BIRMINGHAM, AL 35242-3236 and TERESA CLIFTON, whose address is 4829 KEITH DR, BIRMINGHAM, AL 35242-3236; 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 May 17, 2006 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded 06-12-2006, Book 2006, Page 612, Shelby County, AL.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in Shelby County, State of Alabama:

LOT 9, IN BLOCK 12, ACCORDING TO THE SURVEY OF BROKEN BOW SOUTH, AS RECORDED IN MAP BOOK 11, PAGE 82, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED. SUBJECT TO: (1) TAXES FOR THE YEAR 1992 AND SUBSEQUENT YEARS. (2) EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY, LIMITATIONS, COVENANTS AND CONDITIONS OF RECORD, IF ANY. \$112000.00 OF THE PURCHASE PRICE IS BEING PAID BY THE PROCEEDS OF A FIRST MORTGAGE LOAN EXECUTED AND RECORDED SIMULTANEOUSLY HEREWITH. BEING THE SAME PROPERTY CONVEYED TO RONALD W. CLIFTON TERESA M. CLIFTON HUSBAND AND WIFE JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP BY DEED FROM C. BRIAN SPRABERRY ANGELIA B. SPRABERRY HUSBAND AND WIFE RECORDED 08/26/1992 IN DEED BOOK 1992 PAGE 18168, IN THE PROBATE JUDGE'S OFFICE FOR SHELBY COUNTY, ALABAMA. TAX ID# 101120009063.000

The Real Property or its address is commonly known as 4829 KEITH DRIVE, BIRMINGHAM, AL 35242.

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

Note in the principal amount of \$70,000.00, representing new money of \$20,000.00. *(Equity Line, NO maturity date)*

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 OCTOBER 16, 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 (Seal)
RONALD CLIFTON

X (Seal)
TERESA CLIFTON

LENDER:

REGIONS BANK

X (Seal)
Authorized Signer

44 22



20061109000551690 2/2 \$44.00
Shelby Cnty Judge of Probate,AL
11/09/2006 10:47:00AM FILED/CERT

This Modification of Mortgage prepared by:

Name: Deborah L Seybold
Address: 1301 DOUG BAKER BLVD
City, State, ZIP: HOOVER, AL 35242

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **RONALD CLIFTON and TERESA CLIFTON, 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 24th day of October, 2006.
Carndra W. Russell
Notary Public

MY COMMISSION EXPIRES DECEMBER 2, 2009

My commission expires _____

LENDER ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY 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.

Given under my hand and official seal this 24th day of October, 2006.
Carndra W. Russell
Notary Public

MY COMMISSION EXPIRES DECEMBER 2, 2009

My commission expires _____