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MODIFICATION OF MORTGAGE

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REAL ESTATE PERFECTION

THIS MODIFICATION OF MORTGAGE dated September 26, 2006, is made and executed between BROWN W LANGNER, whose address is 5005 WOODRIDGE LN, BIRMINGHAM, AL 35242-3044 and MARK W LANGNER, whose address is 5005 WOODRIDGE LANE, BIRMINGHAM, AL 35242-3044; 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 January 16, 2004 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded 01-29-2004 in book-2004 page-129; Shelby County, AL. Inst. # 20040129000047910 This is a fature Advance Mortgage

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 5005 WOODBRIDGE LANE, BIRMINGHAM, AL 35242.

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

Note in the principal amount of \$20,600.00, representing new money of \$10,600.00.

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 26, 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:

1520001-/2010 (Seal)

LENDER:

REGIONS BANK

Authorized Signer (Seal)

This Modification of Mortgage prepared by:

Name: DEBORAH L SEYBOLD Address: 1301 DOUG BAKER BLVD City, State, ZIP: HOOVER, AL 35242 Loan No: 02900000290286179

MODIFICATION OF MORTGAGE (Continued)

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20061115000560250 2/3 \$32.90 Shelby Cnty Judge of Probate, AL 11/15/2006 03:06:06PM FILED/CERT

INDIVIDUAL ACKNOWLEDGMENT
STATE OF Blankama
country of Shelby
I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that BROWN W LANGNER and MARK W LANGNER, 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 day of day of
MY COMMISSION EXPIRES DECEMBER 2, 2009 Notary Public
My commission expires
LENDER ACKNOWLEDGMENT
<i></i>
STATE OF Alabama
country 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 A corporation, is signed to the loregoing 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
Given under my hand and official seal this $\frac{26}{2000}$ day of $2000000000000000000000000000000000000$
MY COMMISSION EXPIRES DECEMBER 2, 2009 Notary Public
My commission expires

LASER PRO Lending, Ver. 5.32.10.003 Copr. Harland Financial Solutions, Inc. 1997, 2006. All Rights Reserved. - AL R:\CFI\LPL\G201.FC TR-338945 PR-CL22

20061115000560250 3/3 \$32.90 Shelby Cnty Judge of Probate, AL 11/15/2006 03:06:06PM FILED/CERT

Exhibit

Lot 105-A, according to the Survey of Southern Pines, Fourth Sector, as recorded in Map Book 7, Page 68, in the Probate Office of Shelby County, Alabama

Langner