20061127000574220 1/3 \$92.00 Shelby Cnty Judge of Probate, AL 11/27/2006 02:31:08PM FILED/CERT

WHEN RECORDED MAIL TO:

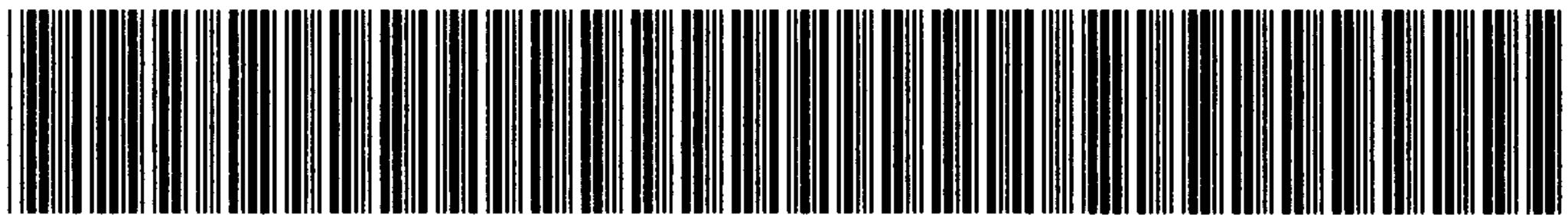
Regions Loan Servicing Release P O Box 4897 Montgomery, AL 36103

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BANK

MODIFICATION OF MORTGAGE



DOC48002900000290053757000000

THIS MODIFICATION OF MORTGAGE dated August 30, 2006, is made and executed between SCOTTIE D HAWKINS, whose address is 270 STONEGATE DR, BIRMINGHAM, AL 35242-7057 and SUSAN K HAWKINS, whose address is 270 STONEGATE DRIVE, BIRMINGHAM, AL 352427057; 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 December 3, 2004 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

RECORDED 01/13/2005 BOOK NUM: 2005, PAGE NUM: 14分 SHELBY COUNTY ALABAMA. エハst井 2005011 30000 21180

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

See 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 270 STONEGATE DRIVE, BIRMINGHAM, AL 35242.

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

NOTE IN THE PRINCIPAL AMOUNT OF \$ 250,000.00, REPRESENTING NEW MONEY OF \$50,000.00.

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 AUGUST 30, 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 assestant!

This Modification of Mortgage prepared by:

Name: WALKER MELINDA S

Address: P.O. BOX 946

City, State, ZIP: COLUMBIANA, AL 35051

Loan No: 02900000290053757

MODIFICATION OF MORTGAGE (Continued)

(Continued)

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-329624 PR-CI.23

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., ., ., .,

LOT 27, ACCORDING TO THE FINAL PLAT OF THE RESIDENTIAL PRIVATE SUBDIVISION STONEGATE REALTY PHASE ONE, AS RECORDED IN MAP BOOK 29, PAGE 4 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. \$620,000.00 OF THE PURCHASE PRICE RECEIVED ABOVE WAS PAID FROM A FIRST PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH, SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS AND AD VALOREM TAXES OF RECORD. BEING THE SAME PROPERTY CONVEYED TO SCOTTE D. HAWKINS SUSAN K. HAWKINS HUSAND AND WIFE JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP BY DEED FROM JEFFREY M. BROWN MARCY P. BROWN HUSBAND AND WIFE RECORDED 06/02/2004 IN DEED BOOK 20040602000294770 PAGE, IN THE PROBATE JUDGE'S OFFICE FOR SHELBY COUNTY, ALABAMA. TAX ID# 037250000001015

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