

## WHEN RECORDED MAIL TO:

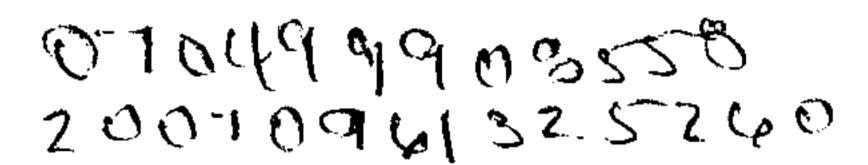


Record and Return To. Fisery Lending Solutions 600A N.JohnBodes Blvd

REAGAN, JOHN T

MELBOURNE. FL 32934

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated April 17, 2007, is made and executed between JOHN T REAGAN, whose address is 8005 GREYSTONE GRN, BIRMINGHAM, AL 35242; LESLIE T REAGAN, whose address is 8005 GREYSTONE GRN, BIRMINGHAM, AL 35242; husband and wife (referred to below as "Grantor") and Regions Bank, doing business as AmSouth Bank, whose address is 200 Corporate Ridge North, Birmingham, AL 35242 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated January 31, 2003 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

RECORDED ON 02/20/2003 IN THE OFFICE OF THE JUDGE OF PROBATE FOR SHELBY COUNTY, ALABAMA IN 20030220000105280 PG 1/6.

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 8005 GREYSTONE GRN, BHAM, AL 35242.

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

The Credit Limit or maximum principal indebtedness secured by the Mortgage (excluding finance charges, any temporary overages, other charges and any amounts expended or advanced as provided in the Mortgage) is hereby increased from \$104,300 to \$185,000.

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 APRIL 17, 2007.

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

LENDER:/

REGIONS BANK, DOING BUSINESS AS AMSOUTH BANK

Authorized Signer

(Seal)

This Modification of Mortgage prepared by:

Name: Brook Hollabaugh Address: P.O. BOX 830721

City, State, ZIP: BIRMINGHAM, AL 35283

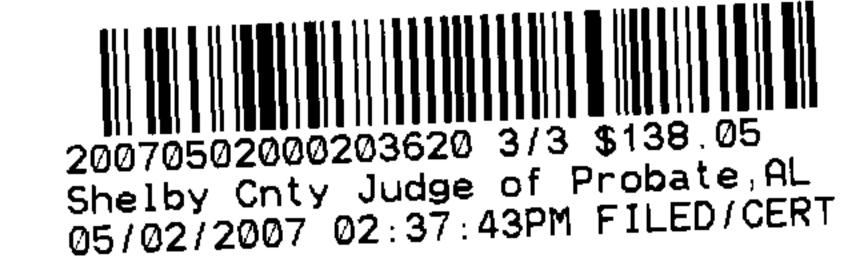
## MODIFICATION OF MORTGAGE (Continued)

Page 2

INDIVIDUAL ACKNOWLEDGMENT

| STATE OF  | <b>1</b>   |
|---|--|
|   | ,<br>) SS  |
| country of Shelby   | )  |
| being informed of the contents of said Modification, they exec  | ng instrument, and who are known to me, acknowledged before me on this day that, |
| MY COMMISSION EXPIRES DECEMBER 10, 2008   | Notary Public  |
| My commission expires   |  |
|   |  |
| LENDER ACKNOWLEDGMENT   |  |
| STATE OF MANUAL   |  |
| COUNTY OF SMELLOU   | ) SS   |
| COUNTY OF OVICE OUNTY OF  |  |
|   | $\Lambda$  |
| I, the undersigned authority, a Notary Public in and for said co  | county in said state, hereby certify that <u>AMBOUM</u> Balville                 |
| 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 day of |  |
| Given under my hand and official seal this  | day of $MYI$ 20 $01$ .   |
| MY COMMISSION EXPIRES DECEMBER 10, 2008  Notary Public  |  |
| My commission expires   |  |
|   |  |
|   |  |

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H1132560

## SCHEDULE A

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA, TO WIT:

LOT 1, ACCORDING TO THE SURVEY OF GREYSTONE 7 SECTOR, PHASE 3, AS RECORDED IN MAP BOOK 20 PAGE 50, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

KNOWN: 8005 GREYSTONE GRN

PARCEL: 03-8-27-0-006-001-000