



20080708000274840 1/3 \$55.70
Shelby Cnty Judge of Probate, AL
07/08/2008 09:46:18AM FILED/CERT



LESTER, DOUGLAS E

Record and Return To:
Fiserv Lending Solutions
P.O. BOX 2590
Chicago, IL 60690

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

20081441610480



REGIONS

MODIFICATION OF MORTGAGE



DOC48002000000043271300001566490000000

THIS MODIFICATION OF MORTGAGE dated June 9, 2008, is made and executed between DOUGLAS E LESTER, whose address is 1020 COLONIAL DR, ALABASTER, AL 350078000; TRINA M LESTER, whose address is 1020 COLONIAL DR, ALABASTER, AL 350078000; husband and wife (referred to below as "Grantor") and Regions Bank, whose address is 4915 Highway 17, Helena, AL 35080 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated January 27, 2004 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

RECORDED ON 02/12/2004 IN THE OFFICE OF THE JUDGE OF PROBATE SHELBY COUNTY, ALABAMA ON INSTRUMENT # 20040212000074390 ON 8 PAGES.

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 1020 COLONIAL DR, ALABASTER, AL 35007.

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 \$34,200 to \$60,000.

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 endorers 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 JUNE 9, 2008.

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 Douglas E. Lester (Seal)
DOUGLAS E LESTER

x Trina M. Lester (Seal)
TRINA M LESTER

LENDER:

REGIONS BANK

x Stephanie White (Seal)
Authorized Signer

This Modification of Mortgage prepared by:

Name: Phillip Reed
Address: P.O. BOX 830721
City, State, ZIP: BIRMINGHAM, AL 35283

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF Shelby)


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I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that DOUGLAS E LESTER and TRINA M LESTER, 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 9 day of June, 2008.
Jessica H. Hill
Notary Public

My commission expires _____ MY COMMISSION EXPIRES NOVEMBER 21, 2011

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 Regions Bank
Stephanie Whitten 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 9 day of June, 2008.
Jessica H. Hill
Notary Public

My commission expires _____ MY COMMISSION EXPIRES NOVEMBER 21, 2011


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I148FC5V

SCHEDULE A

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

LOT 32, ACCORDING TO THE SURVEY OF NAVAJO HILLS 9TH SECTOR, AS
RECORDED IN MAP BOOK 10 PAGE 84A&B, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.

KNOWN: 1020 COLONIAL DR

PARCEL: 138341005032000