

20081024000417220 1/2 \$336.50
Shelby Cnty Judge of Probate, AL
10/24/2008 02:44:43PM FILED/CERT

RECORDATION REQUESTED BY:

REGIONS BANK
PO BOX 2224 216
BIRMINGHAM, AL 35246
Pelham, AL 35124

WHEN RECORDED MAIL TO:

REGIONS BANK
PO BOX 2224 216
BIRMINGHAM, AL 35246
Pelham, AL 35124

SEND TAX NOTICES TO:

REGIONS BANK Wm E. Scott
PO BOX 2224 627
BIRMINGHAM, AL 35246 Helena, AL 35080

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE



DOC48000000000000000000000000000000

THIS MODIFICATION OF MORTGAGE dated October 16, 2008, is made and executed between WILLIAM E. SCOTT AND KAREN B. SCOTT, HUSBAND AND WIFE (referred to below as "Grantor") and REGIONS BANK, whose address is PO BOX 2224, BIRMINGHAM, AL 35246 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated January 29, 2008 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

Recorded under Instrument number 20080131000040840.

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

PARCEL I

LOT 6, ACCORDING TO THE SURVEY OF CHANDALAR SOUTH OFFICE PARK, AS RECORDED IN MAP BOOK 6, PAGE 135, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PARCEL II

LOT 7-A, ACCORDING TO THE SURVEY OF RESURVEY OF LOTS 7, 8, AND 9, CHANDALAR SOUTH OFFICE PARK, AS RECORDED IN MAP BOOK 7, PAGE 164, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

The Real Property or its address is commonly known as 1974 CHANDALAR DRIVE, PELHAM, AL 35124.

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


Principal balance increase from \$430,000.00 to \$645,000.00.

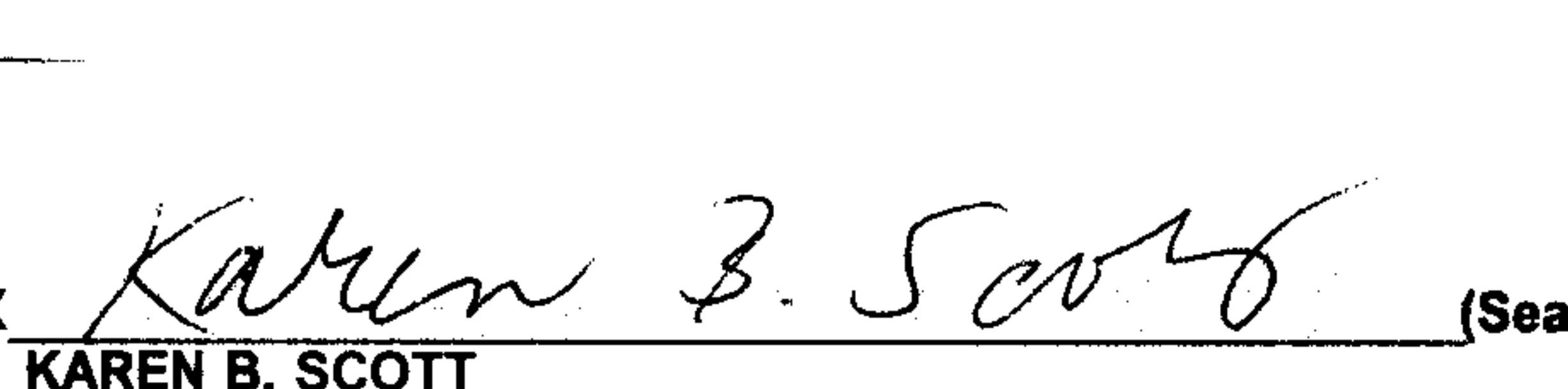
CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right 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 endorser 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, 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.

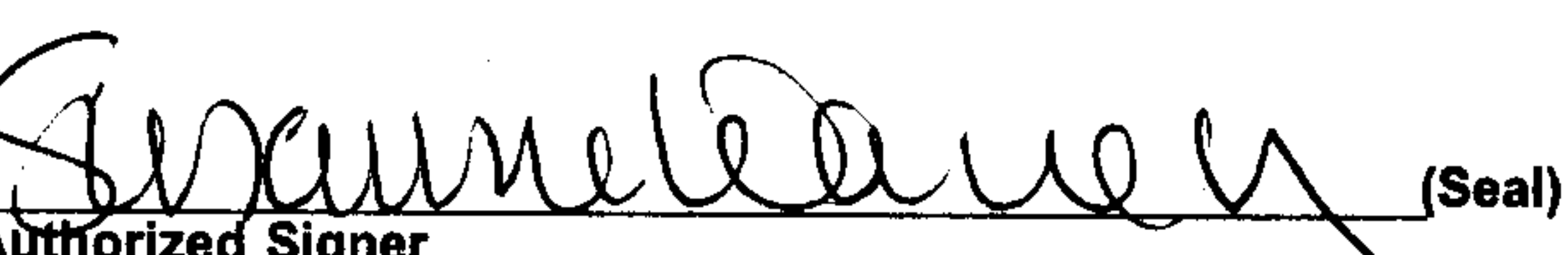
GRANTOR:

X  (Seal)
WILLIAM E. SCOTT

X  (Seal)
KAREN B. SCOTT

LENDER:

REGIONS BANK

X  (Seal)
Authorized Signer

This Modification of Mortgage prepared by:

Name: REGIONS BANK
Address: PO BOX 2224
City, State, ZIP: BIRMINGHAM, AL 35246

MODIFICATION OF MORTGAGE
(Continued)

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INDIVIDUAL ACKNOWLEDGMENT



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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 WILLIAM E. SCOTT and KAREN B. SCOTT, 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 16th day of October, 2008.
Jamie L. Bruner
Notary Public


My commission expires  JAMIE L. BRUNER
NOTARY PUBLIC
STATE AT LARGE - ALABAMA
Commission Expires 4-1-2009

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 Susanne Warren whose name as Vice President of REGIONS BANK 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 the Modification of Mortgage, he or she, in his or her capacity as such Vice President of REGIONS BANK, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 16th day of October, 2008.
Jamie L. Bruner
Notary Public

My commission expires  JAMIE L. BRUNER
NOTARY PUBLIC
STATE AT LARGE - ALABAMA
Commission Expires 4-1-2009