

WHEN RECORDED MAIL TO:

Regions Bank
Collateral Management
P.O. Box 12926
Birmingham, AL 35202

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



When Recorded Return To:
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117

MODIFICATION OF MORTGAGE

769 67783

Notice: The original principal amount available under the Note (as defined below), which was \$15,000.00 (on which any required taxes already have been paid), now is increased by an additional \$40,000.00.

THIS MODIFICATION OF MORTGAGE dated January 24, 2011, is made and executed between DANNY O WEST, whose address is 10 HUMMINGBIRD LN, WILSONVILLE, AL 35186; unmarried (referred to below as "Grantor") and Regions Bank, whose address is 21325 Highway 25, Columbiana, AL 35051 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 9, 2010 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

RECORDED ON JUNE 25 2010 IN THE OFFICE OF THE JUDGE OF PROBATE FOR SHELBY COUNTY ALABAMA IN INSTRUMENT NUMBER 20100625000203240.

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

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA, TO-WIT: LOT 1A ACCORDING TO THE SURVEY OF RESURVEY OF LOTS 1 AND 2 OF CLARK FAMILY SUBDIVISION (RECORDED IN MAP BOOK 33, PAGE 100) SAID RESURVEY BEING RECORDED IN MAP BOOK 36, PAGE 78, SHELBY COUNTY, ALABAMA RECORDS. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY. BEING THE SAME PREMISES CONVEYED TO DANNY O. WEST FROM SARITA E. SHORT, A SINGLE PERSON BY QUIT CLAIM DEED DATED 02/26/2007, AND RECORDED ON 02/27/2007, DOCUMENT # 20070227000089600, IN SHELBY COUNTY, AL.

The Real Property or its address is commonly known as 10 HUMMINGBIRD LN, WILSONVILLE, AL 35186.

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 \$15,000 to \$40,000.

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 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.

SUBORDINATION, PARTIAL RELEASE AND OTHER MODIFICATION REQUESTS. From time to time, Grantor or Borrower may request that we subordinate the lien of this Mortgage to another lien, release part of the Property from the lien of this Mortgage, or agree to some other modification of this Mortgage or the Credit Agreement or any Related Document. We are not obligated to agree to any such request. We may, in our sole discretion, impose conditions on our agreement to any such request. Such conditions may include, without limitation, imposing a fee or increasing the interest rate under the Credit Agreement, or both.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JANUARY 24, 2011.

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 Danny O. West (Seal)
DANNY O WEST

MODIFICATION OF MORTGAGE
(Continued)

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LENDER:

REGIONS BANK

x Sidra Bolding (Seal)
Authorized Signer Sidra Bolding

20110214000051210 2/2 \$75.00
Shelby Cnty Judge of Probate, AL
02/14/2011 11:44:31 AM FILED/CERT

This Modification of Mortgage prepared by:

Name: Marla Brown
Address: P.O. BOX 830721
City, State, ZIP: BIRMINGHAM, AL 35283

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama)
COUNTY OF Shelby) SS

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **DANNY O WEST**, unmarried, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Modification, he or she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of January, 2011.

Sidra Bolding
Notary Public

My commission expires My Commission Expires 9/30/2012

LENDER ACKNOWLEDGMENT

STATE OF Alabama)
COUNTY OF Shelby) SS

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Sidra Bolding whose name as authorized signer 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 Lender of **Regions Bank**, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 24th day of January, 2011.

Sharon A Dye
Notary Public

My Commission Expires 10-15-2011

My commission expires _____



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