

RECORDATION REQUESTED BY:
REGIONS BANK
HOOVER 1592 MONTGOMERY HWY
1592 MONTGOMERY HWY
507 MAIN STREET
BIRMINGHAM, AL 35216

WHEN RECORDED MAIL TO:
Regions Bank
Collateral Management
PO Box 12926
Birmingham, AL 35202

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE

20122150744510

THIS MODIFICATION OF MORTGAGE dated September 24, 2012, is made and executed between FRED R AGEE, A/K/A FREDERIC R AGEE; PEGGY AGEE, Husband and Wife (referred to below as "Grantor") and REGIONS BANK, whose address is 1592 MONTGOMERY HWY, 507 MAIN STREET, BIRMINGHAM, AL 35216 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated September 29, 2006 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

In regard to that certain promissory note dated 09-29-2006, in the original principal sum of \$225,000.00 (the Original Note), and to secure the payment of the Original Note, Grantor made, executed and delivered that certain Deed of Trust or Mortgage of even date therewith and in the same principal sum as the Original Note, which deed of trust or mortgage is recorded in Book or Instrument number 20061012000506560, at Page (if applicable) of the public records of SHELBY County, AL. Maturity Date 9/17/2017

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

SEE ATTACHED EXHIBIT "A"

The Real Property or its address is commonly known as 11321 HIGHWAY 280, WESTOVER, AL 35147.

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

This Modification of Mortgage is done for the purpose of correcting the vesting from the original mortgage stating that the property is vested in Frederic R Agee. The title is actually vested in Fred R Agee.

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 SEPTEMBER 24, 2012.

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 Fred R Agee (Seal)
FRED R AGEE

X Peggy Agee (Seal)
PEGGY AGEE

LENDER:

REGIONS BANK

X Dawn Waldrop (Seal)
Authorized Signer
Karen Waldrop

This Modification of Mortgage prepared by:

Name: JAY EWING
Address: 1592 MONTGOMERY HWY
City, State, ZIP: BIRMINGHAM, AL 35216

20121023000407130 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
10/23/2012 12:50:54 PM FILED/CERT

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MODIFICATION OF MORTGAGE
(Continued)

Loan No: 000000007000037202

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INDIVIDUAL ACKNOWLEDGMENT

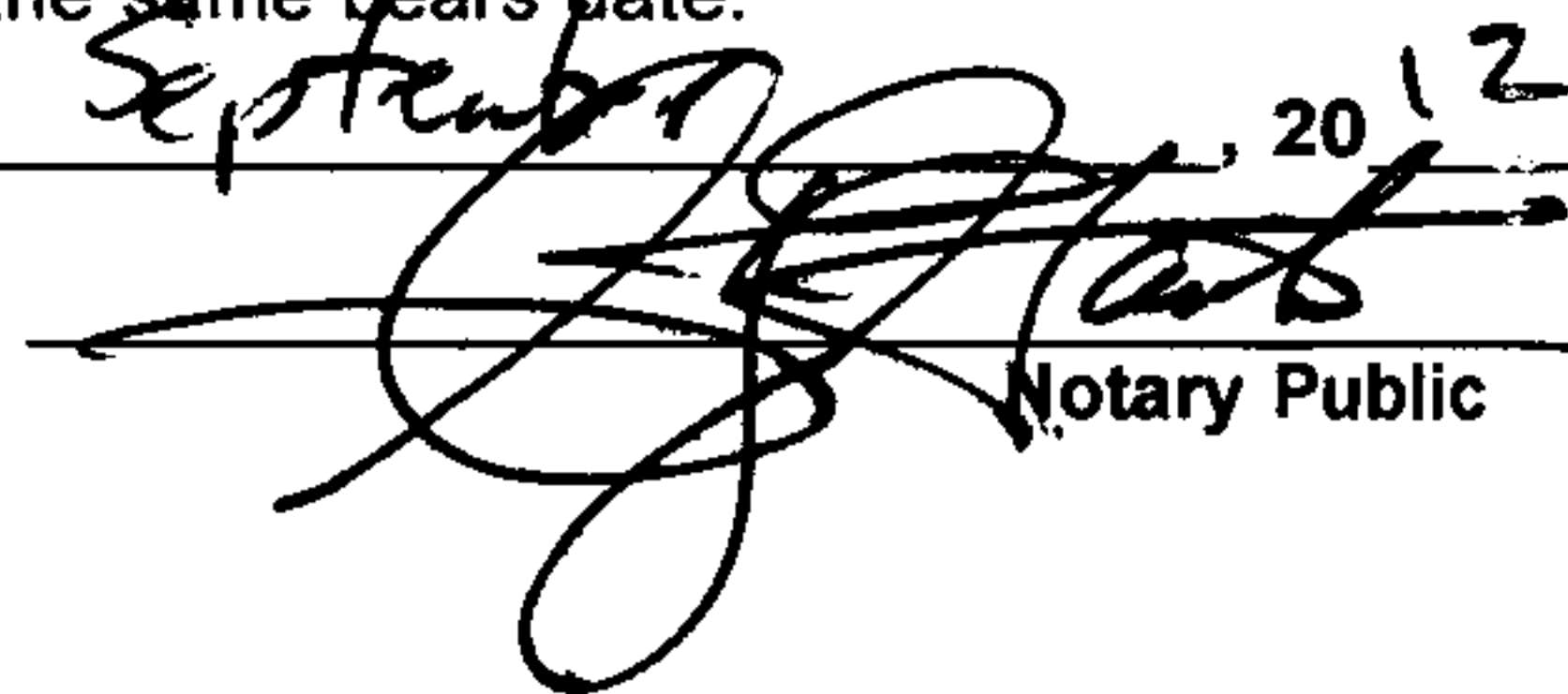
STATE OF Alabama)
) SS
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that FRED R AGEE and PEGGY AGEE, 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 24th day of September, 2012.

MY COMMISSION EXPIRES SEPTEMBER 28, 2014

My commission expires _____


Notary Public

LENDER ACKNOWLEDGMENT

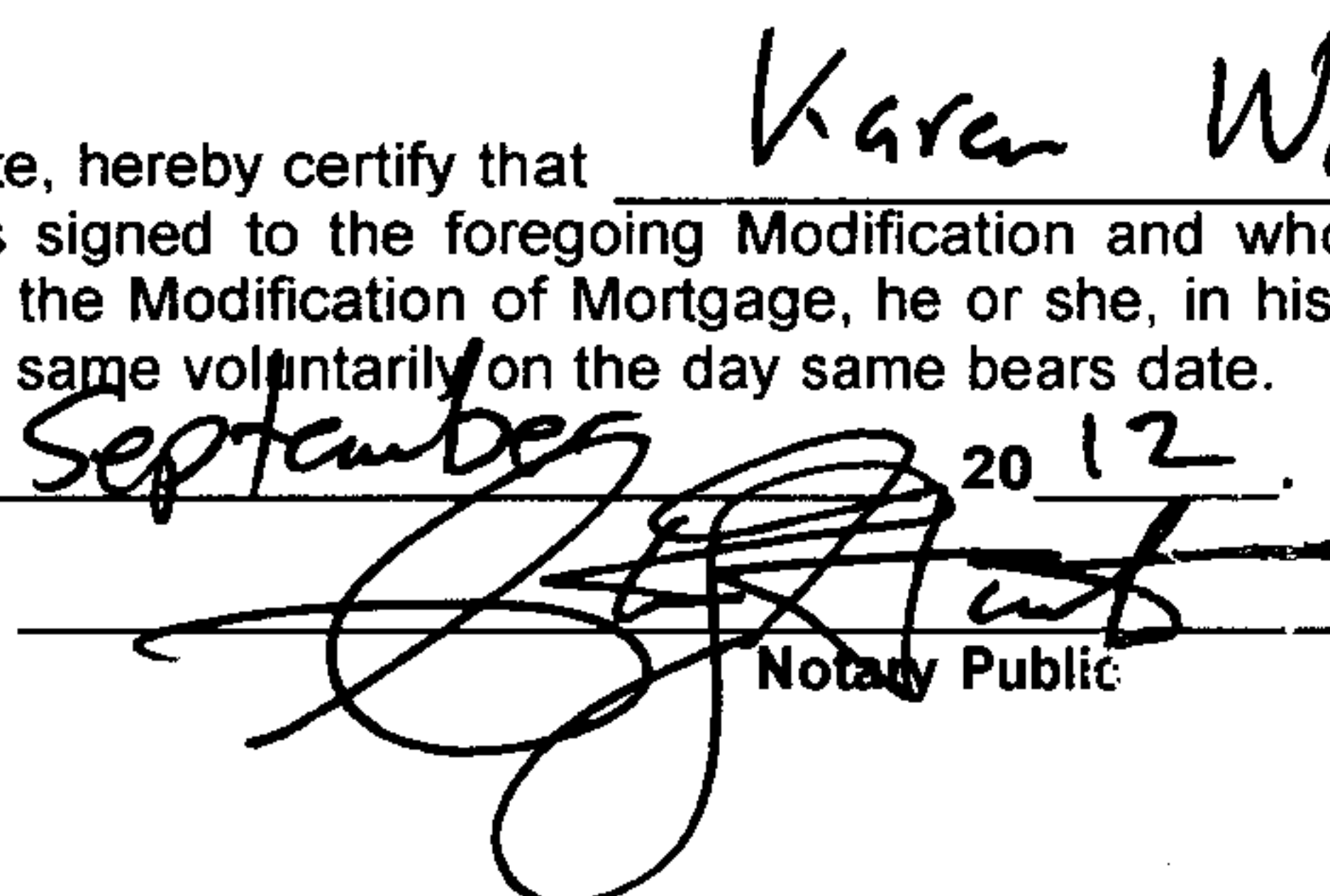
STATE OF Al)
) SS
COUNTY OF Jefferson)


I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Karen Waldrop 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 VICE President of REGIONS BANK, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 24th day of September, 2012.

MY COMMISSION EXPIRES SEPTEMBER 28, 2014

My commission expires _____


Notary Public


20121023000407130 2/3 \$20.00
Shelby Cnty Judge of Probate, AL
10/23/2012 12:50:54 PM FILED/CERT

A2012101800178

EXHIBIT A

20061012000506660 8/8 \$389.60
Shelby Cnty Judge of Probate, AL
10/12/2006 01:34:26PM FILED/CERT

Part of the SE 1/4 of NE 1/4 of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama, said part being more particularly described as follows:

Commence at the SW corner of the SE 1/4 of NE 1/4 of said Section 28, thence run in an Easterly direction along the South line of said 1/4 1/4 Section line thereof for a distance of 490.82 feet to the point of beginning of the tract here described, thence continue along the same course for a distance of 109.18 feet, more or less, to the Southeast corner of the E. R. Elliott property, thence turn an angle to the left of 89° 02' 30", and run along the Easterly line of said E. R. Elliott property in a Northerly direction for a distance of 178.26 feet to a point on the Southerly line of the right of way of U.S. Highway No. 280 which is on a curve in said right of way, said curve being concave in a Northwesterly direction, having a radius of 8444.37 feet and a central angle of 0° 40'; thence in a Westerly direction along the arc of said curve for a distance of 110.64 feet; thence run in a Southerly direction for a distance of 162.09 feet, more or less, to the point of beginning, being situated in Shelby County, Alabama.

A2012091900059

20121023000407130 3/3 \$20.00
Shelby Cnty Judge of Probate, AL
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