

Prepared by: Michael L. Riddle  
Middleberg, Riddle & Gianna  
717 N. Harwood, Suite 2400  
Dallas, TX 75201

20130412000150720 1/16 \$529.50  
Shelby Cnty Judge of Probate, AL  
04/12/2013 10:37:26 AM FILED/CERT

Recording Requested By and Return To:  
REGIONS BANK DBA REGIONS MORTGAGE  
ASM/MOD DEPARTMENT - FT 5TH  
215 FORREST STREET  
HATTIESBURG, MS 39401

Source of Title: Deed Book \_\_\_\_\_, Page \_\_\_\_\_

(Space Above This Line For Recording Data)

Loan No. 3020948497

Data ID: 724

Borrower: GLENN C SIDDLE

Original Recorded Date: June 9, 2005

Original Principal Amount: \$315,000.00

**LOAN MODIFICATION AGREEMENT  
FIXED/ADJUSTABLE RATE**

(LIBOR One-Year Index (As Published In The Wall Street Journal) - Rate Caps)

**THIS MODIFICATION AGREEMENT CONTAINS PROVISIONS ALLOWING FOR A CHANGE IN MY FIXED INTEREST RATE TO AN ADJUSTABLE INTEREST RATE AND FOR CHANGES IN MY MONTHLY PAYMENT. THIS MODIFICATION AGREEMENT LIMITS THE AMOUNT MY ADJUSTABLE INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MAXIMUM RATE I MUST PAY.**

This Loan Modification Agreement ("Agreement or Note"), made this **2nd day of April, 2013** between **GLENN C SIDDLE AND LUCY P SIDDLE, HUSBAND AND WIFE** ("Borrower(s) or I"), whose address is **PARCEL CAHABA VALLEY RD, INDIAN SPRINGS, ALABAMA 35124**, and **REGIONS BANK DBA REGIONS MORTGAGE** ("Lender"), whose address is **215 FORREST STREET, HATTIESBURG, MS 39401**, amends and supplements (1) the Mortgage, Deed of Trust or Security Deed ("Security Instrument"), dated **May 27, 2005** and recorded in INSTRUMENT NO. 20050609000281110 of the Official Records of the County Recorder's or Clerk's Office of SHELBY COUNTY, ALABAMA and (2) the Note, bearing the same date as, and secured by, the Security Instrument, and (3) any renewal, extension or modification thereof which covers the real and personal property described in the Security Instrument and defined therein as the "Property", which property is located at:

**PARCEL CAHABA VALLEY RD, INDIAN SPRINGS, ALABAMA 35124**

And the real property is described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF**

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In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument or subsequent Renewal, Extension or Modification Agreements):

**1. UNPAID PRINCIPAL BALANCE**

As of **April 2, 2013**, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. **\$315,000.00**, consisting of the amount(s) loaned to the Borrower by the Lender and any interest or other charges capitalized to date.

**2. INTEREST**

Interest will be charged on the part of principal, which has not been paid. Unless otherwise agreed, interest will be charged beginning **April 1, 2013** and continue until all principal has been paid. I will pay interest at a yearly rate of **THREE and ONE/FOURTH percent (3.250%)**. This rate is called the "Initial Rate of Interest". The rate of interest I will pay may change in accordance with this Agreement. The rate of interest required by this Agreement is the rate I will pay both before and after any default.

**3. PAYMENTS**

**A. Time and Place of Payments**

I will pay principal and interest by making payments every month. I will make my monthly payment on the first day of each month beginning on **May 1, 2013**. I will make these payments every month until I have paid all of the principal and interest and any other charges described below that I may owe under this Note. My monthly payments will be applied to interest before principal. If on **June 1, 2035**, I still owe amounts under this Note, I will pay those amounts in full on that date, which is called the "Maturity Date".

I will make my monthly payments at **P.O. BOX 2153, DEPT. 2520, BIRMINGHAM, AL 35287** or a different place if required by the Note Holder.

**B. Amount of My Initial Monthly Payments**

Each of my initial monthly payments will be in the amount of U.S. **\$1,663.09**. This amount may change.

**C. Monthly Payment Changes**

Changes in my monthly payment will reflect changes in the unpaid principal of my loan and in the interest rate that I must pay. The Note Holder will determine my new interest rate and the changed amount of my monthly payment in accordance with Section 4 of this Note.

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**4. ADJUSTABLE INTEREST RATE AND MONTHLY PAYMENT CHANGES****A. Change Dates**

The initial fixed interest rate I will pay will change to an adjustable interest rate on the **first** day of **April, 2023** and the adjustable interest rate I will pay may change on that day every **12th** month thereafter. The date on which my initial fixed interest rate changes to an adjustable rate, and each date on which my adjustable interest rate could change, is called a "Change Date".

**B. The "Index"**

Beginning with the first Change Date, my adjustable interest rate will be based on an Index. The "Index" is the average of interbank offered rates for one-year U.S. dollar-denominated deposits in the London market ("LIBOR"), as published in The Wall Street Journal. The most recent Index figure available as of the date 45 days before each Change Date is called the "Current Index".

If the Index is no longer available, the Note Holder will choose a new index that is based upon comparable information. The Note Holder will give me notice of this choice.

**C. Calculation of Changes**

Before each Change Date, the Note Holder will calculate my new interest rate by adding **TWO and ONE/FOURTH** percentage points (**2.250%**) to the Current Index. The Note Holder will then round the result of this addition to the nearest one-eighth of one percentage point (**0.125%**). Subject to the limits stated in Section 4(D) below, this rounded amount will be my new interest rate until the next Change Date. The Note Holder will then determine the amount of the monthly payment that would be sufficient to repay the unpaid principal that I am expected to owe at the Change Date in full on the Maturity Date at my new interest rate in substantially equal payments. The result of this calculation will be the new amount my monthly payment.

**D. Limits on Interest Rate Changes**

The interest rate I am required to pay at the first Change Date will not be greater than **EIGHT and ONE/FOURTH** percent (**8.250%**) or less than **TWO and ONE/FOURTH** percent (**2.250%**). Thereafter, my interest rate will never be increased or decreased on any single Change Date by more than **TWO** percentage point(s) (**2.000%**) from the rate of interest I have been paying for the preceding 12 months. My interest rate will never be greater than **EIGHT and ONE/FOURTH** percent (**8.250%**).

**E. Effective Date of Changes**

My new interest rate will become effective on each Change Date. I will pay the amount of my new monthly payment beginning on the first monthly payment date after the Change Date until the amount of my monthly payment changes again.

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**F. Notice of Changes**

Before the effective date of any change in my interest rate and/or monthly payment, the Note Holder will deliver or mail to me a notice of such change. The notice will include information required by law to be given to me and also the title and telephone number of a person who will answer any question I may have regarding the notice.

**5. MODIFICATION OF NOTE AND SECURITY INSTRUMENT**

Except as modified by this Agreement, all of the provisions of said Note, and any renewals, extensions, modifications, and said Security Instrument are and shall remain in full force and effect and shall be performed by the Borrower. Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Security Instrument. Except as otherwise specifically provided in this Agreement, the Security Instrument will remain unchanged, and the Borrower and Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Agreement. The Borrower also will comply with all other covenants, agreements and requirements of the Security Instrument, including without limitation, the Borrower's covenants and agreements to make all payment of taxes, insurance premiums, assessments, escrow items, impounds and all other payments that the Borrower is obligated to make under the Security Instrument. However, the following terms and provisions are forever canceled, null and void, as of the date of this Agreement.

- a) All terms and provisions of the Note and Security Instrument (if any) providing for, implementing, or relating to, any change or adjustment in the rate of interest payable under the Note; and
- b) All terms and provisions of any adjustable rate rider or other instrument or document that is affixed to, wholly or partially incorporated into, or is part of, the Note or Security Instrument and that contains any such terms and provisions as those referred to in (a) above.

**6. BORROWER'S RIGHT TO PREPAY**

I have the right to make payments of Principal at any time before they are due. A payment of Principal only is known as a "Prepayment". When I make a Prepayment, I will tell the Note Holder in writing that I am doing so. I may not designate a payment as a Prepayment if I have not made all the monthly payments due under this Note.

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I may make a full Prepayment or partial Prepayments without paying any Prepayment charge. The Note Holder will use my Prepayments to reduce the amount of Principal that I owe under this Note. However, the Note Holder may apply my Prepayment to the accrued and unpaid interest on the Prepayment amount before applying my Prepayment to reduce the Principal amount of this Note. If I make a partial Prepayment, there will be no changes in the due dates of my monthly payments unless the Note Holder agrees in writing to those changes. My partial Prepayment may reduce the amount of my monthly payments after the first Change Date following my partial Prepayment. However, any reduction due to my partial Prepayment may be offset by an interest rate increase.

#### 7. ESCROW

The Lender may require an escrow account for the payment of taxes, insurance and other recurring expenses relating to the Property of this loan. The Lender may, at any time, collect and hold funds in an amount not to exceed the maximum amount allowed by Real Estate Settlement Procedures Act of 1947, as amended from time to time, 12 U.S.C. Section 2601, et seq. ("RESPA") or such lesser amount as may be required by other applicable law. The Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law. The Lender may not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law does not prohibit Lender from making such a charge. However, Lender may require Borrower to pay a one-time charge for an independent real estate tax reporting service used by Lender in connection with this loan, unless applicable law provides otherwise. Unless Lender agrees in writing to pay interest or applicable law requires interest to be paid, Lender shall not be obligated to pay interest or earnings on Funds.

#### 8. ANNUAL STATEMENT OF ACCOUNT

Lender will, if required by law, provide Borrower with an annual statement and accounting of all transactions and charges in conjunction with this loan in accordance with the Federal Real Estate Settlement Procedure Act. This statement and accounting may describe the application of all payments to principal, interest and escrow, and may disclose all fees charged and escrow transactions. The annual statement and accounting may also reconcile beginning and ending principal and escrow balances and may reflect the current interest rate. A separate annual statement will disclose the calculation of any adjustable interest rate changes at the time any rate changes apply. I agree to read the annual statements and accounting and immediately notify Lender of any discrepancies or of any calculation, which I believe to be incorrect.

I agree that I shall have one year from the date of receipt of the annual statement and/or accounting to notify the Lender of any errors in or objections to any matters disclosed on the statement including, but not limited to, fees charged and the application of payments, including any calculation required of any adjustable interest rate used for the statement period.

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Unless I notify the Lender in writing of any errors or objections within one year from date of receipt of the statement and accounting or the adjustable interest rate calculation, then I agree that the unpaid principal and escrow balances presented in the statement and accounting shall be deemed to be correct and I agree that all further requirements for any and all corrections, including but not limited to interest rate calculations, shall be forever barred and waived.

**9. LOAN CHARGES**

The Lender may collect fees for all loan services including but not limited to recording, copying, assumptions, modification, partial releases, fax transmission services, any other fees or charges permitted by Government sponsored agencies such as FHA, VA, FNMA, FHLMC or GNMA, and any fees disclosed in Lender's or Servicer's fee schedule which may change from time to time. The Security Instrument may be canceled in any manner permitted by applicable law and Lender may charge borrower for all expenses of cancellation and may charge fees relating to cancellation.

**10. UNIFORM SECURED NOTE**

This Note is a uniform instrument with limited variations in some jurisdictions. In addition to the protections given to the Note Holder under this Note, a Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") protects the Note Holder from possible losses that might result if I do not keep the promises that I make in this Note. That Security Instrument describes how and under what conditions I may be required to make immediate payment in full of all amounts I owe under this Note. Some of those conditions read as follows:

(A.) Until my initial fixed interest rate changes to an adjustable interest rate under the terms stated in Section 5 above, Uniform Covenant 18 of the Security Instrument shall read as follows:

**Transfer of the Property or a Beneficial Interest in Borrower.** As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interest transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property of any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

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If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

- (B) When my initial fixed interest rate changes to an adjustable interest rate under the terms stated in Section 5 above, Uniform Covenant 18 of the Security Instrument described in Section 10(A) above shall then cease to be in effect, and Uniform Covenant 18 of the Security Instrument shall instead read as follows:

**Transfer of the Property or a Beneficial Interest in Borrower.** As used in this Section 19, "Interest in the Property" means any legal or beneficial interest in property, including, but not limited to, those beneficial interest transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any party of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law. Lender also shall not exercise option if: (a) Borrower causes to be submitted to Lender information required by Lender to evaluate the intended transferee as if a new loan were being made to the transferee; and (b) Lender reasonably determines that Lender's security will not be impaired by the loan assumption and that the risk of a breach of any covenant or agreement in this Security Instrument is acceptable to Lender.

To the extent permitted by Applicable Law, Lender may charge a reasonable fee as a condition to Lender's consent to the loan assumption. Lender also may require the transferee to sign an assumption agreement that is acceptable to Lender and that obligates the transferee to keep all the promises and agreements made in the Note and in this Security Instrument. Borrower will continue to be obligated under the Note and this Security Instrument unless Lender releases Borrower in writing.

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If Lender exercises the option to require immediate payment in full, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

#### **11. MODIFICATIONS TO LOAN**

Without affecting Borrower's liability or the liability of any other person (except any person expressly released in writing) for payments of any indebtedness evidenced hereby or for performance of any obligation contained herein and without affecting the rights of the Lender with respect to any security not expressly released in writing, the Lender may at the request of any one or more persons who are obligated by this Agreement or the Security Instrument and, at any time and from time to time, either before or after the maturity of this Agreement, and without notice to or consent of any other persons; (a) Release any person liable for payment of all or any part of the indebtedness or for performance of any obligation; (b) Make any agreement extending the time or otherwise altering the terms of payment of all or any part of the indebtedness, or modifying or waiving any obligation or subordinating, modifying, or otherwise dealing with the Security Instrument; (c) Exercise or refrain from exercising or waive any right the Lender may have; (d) Accept additional security of any kind; and (e) Release or otherwise deal with any property, real or personal, securing the indebtedness, including all or any part of the property described in the Security Instrument.

#### **12. BORROWER'S FAILURE TO PAY AS REQUIRED**

##### **A. Late Charge for Overdue Payments**

If the Lender has not received the full amount of any monthly payment by the end of 15 calendar days after the date the payment is due, I will pay a late charge to the Lender. The amount of the charge will not exceed FIVE percent (5.000%) of the payment of my overdue payment of principal and interest. I will pay this late charge only once on any late payment and this late charge shall be immediately due and payable without demand.

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**B. Default**

If I do not pay the full amount of each monthly payment on time, I will be in default. If I am in default, the Lender may require me to pay immediately the full amount of unpaid principal and all the interest that I owe on that amount. If the Lender did not require me to pay immediately in full, while I was in default, the Lender will still have the right at a later time to require full payment if I default again. I agree that if the Lender accepts partial payment, I shall still be in default and that Lender may refuse to accept partial payments at any time and that acceptance of a partial payment shall not waive, alter, or amend Lender's rights. Any waiver by Lender of any payment shall not be a waiver of any other payment or of the terms of the Note, renewals, extensions, modifications or instruments securing it and any waiver by Lender of any other payment or terms of the loan must be in writing to be effective.

In the event of Borrower's default or insolvency, any moneys or other property at any time in the possession of the Lender belonging to any of the parties liable hereon to Lender, as well as any deposits, balance of deposits, or other sums at any time credited by or due from Lender to any said parties, may at all times, at the option of Lender, be held and treated as collateral security for the payment of the Note and this Agreement, whether or not due, and Lender, may at any time, at its option, set off the amount due, or to become due hereon, against any claim of any said parties against Lender.

It is agreed that time is of the essence, and in the event Borrower fails to do and perform any of the obligations of the Note, this Agreement or Security Instrument, the filing of a voluntary petition of bankruptcy by any Borrower or the bringing of any insolvency proceedings against any Borrower, then, at the option of the Lender, the total debt shall become due and payable.

**C. Payment of Lender's Costs and Expenses**

If this loan is in default, then Borrower shall pay Lender all costs and expenses relating to the default, including but not limited to, inspection fees, appraisal and return check fees. If any action at law or in equity is brought with respect to this Note or the Security Instrument, then the Borrower shall pay Lender all costs and expenses of defending and preserving Lender's rights, including attorney's fees. If the Note and/or any renewals, extensions or modifications is placed in the hands of an attorney for collection, then the Borrower shall pay the Lender an attorney's fee of not less than 15% of the amount due, unless a different amount is required by applicable law, together with all other charges and expenses.

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**13. GIVING OF NOTICES**

All notices must be in writing. Unless applicable law requires a different method of giving notice, any notice that must be given to Borrower under the Note, renewals, extensions or modifications, if any, will be given by delivering it or by mailing it by first class mail addressed to Borrower at the property address or at a different address if Borrower has given the Lender a notice of different address. Any notice that must be given to the Lender under the Note, renewals, extensions or modifications, if any, will be given by mailing it by first class mail to the Lender at the address stated in the Note, renewal, extensions or modifications, if any, or at a different address if Borrower has been given notice of that different address.

**14. OBLIGATIONS OF PERSONS UNDER THIS AGREEMENT**

If more than one person signs this Agreement, each person is fully and personally obligated to keep all of the promises made in the Agreement, including the promise to pay the full amount owed. Any person who is a guarantor, surety, or endorser of this Agreement is also obligated to do these things. Any person who takes over the obligations under this Agreement or any person who takes over the obligations of a guarantor, surety, or endorser of this Agreement is also obligated to keep all of the promises made in the Agreement. The Lender may enforce its rights under this Agreement against each person individually or against some or all. This means that any one who signs this Agreement may be required to pay all the amounts owed under this Agreement.

**15. WAIVERS**

I and any other person who has obligations under this Agreement waive the rights of presentment and notice of dishonor. "Presentment" means the right to require the Lender to demand payment of amounts due. "Notice of Dishonor" means the right to require the Lender to give notice that amounts due have not been paid.

**16. FORECLOSURE**

The Lender reserves the right to effect a lawful foreclosure of the above Security Instrument in the event of default by Borrower according to the terms and conditions of said Security Instrument and the laws of the State wherein the real property is located, applicable thereto, including the right to publish the foreclosure notice in the name of the original Borrower and any and all other parties that have assumed said Note and Security Instrument.

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**17. AGREEMENT SECURED BY A DEED OF TRUST, MORTGAGE OR SECURITY DEED**

In addition to the protections given to the Lender under the Note, a Deed of Trust, Mortgage or Security Deed ("Security Instrument") as stated above, helps protect the Lender from losses which might result if I do not keep the promises which I make in this Agreement and reference to which Security Instrument is hereby made for all purposes. I agree that the Lender does not have to try to collect the money I owe from the Property described in the Security Instrument, and the Lender can rely solely on the Note, renewals, extensions or modifications, if any, this Agreement and/or the Security Instrument. I further understand that I may be liable for any deficiency that results if the property described in the Security Instrument does not satisfy the debt.

**18. GOVERNING LAW**

For purposes of perfecting and enforcing the security interest, the Security Instrument shall be governed by the laws of the state where the property is located. For all other purposes, the Security Instrument and the Note and any renewals, extension or modifications and all actions arising from or related to this loan shall be governed by the federal laws and regulations applicable to Lender and the laws of the state in which Lender is domiciled to the extent those states laws do not conflict with applicable federal law. Except as to foreclosure and possessory actions, all legal actions involving the Security Instrument and/or the loan secured thereby shall be brought and maintained only in a court of competent jurisdiction in the state of the Lender's domicile or in a federal court in a state where the property is located. If, after the date hereof, enactment or expiration of applicable laws have the effect either of rendering this provisions of the Note, renewal, extension or modifications, the Security Instrument or any rider unenforceable according to their terms, or all or any part of the sums secured hereby uncollectible, or of diminishing the value of Lender's security, then Lender, at Lender's option, may declare all sums secured by the Security Instrument to be immediately due and payable. In such event, Borrower shall not have the right to reinstate. If Borrower contends that the loan terms violate any law or regulation, then Borrower agrees to notify the Lender and that the Lender may modify and/or adjust the loan to comply with applicable law; and if the Lender makes such modification and/or adjustment, then Borrower waives any and all other remedies and releases Lender from all consequential and punitive damages, if any, Borrower agrees that this Agreement has been entered into in good faith by Borrower and Lender without intent to violate any law or regulation.

**19. NO SET-OFFS OR DEFENSES**

As an inducement for Lender to consent to this modification, Borrower hereby represents, covenants and warrants to Lender that there are no set-offs or defenses to the Note and Security Instrument or to the amount of the debt as herein before set forth.

**20. PRIOR LIENS**

If Lender determines that all or any part of the sums described herein are subject to a lien which has priority over this Agreement or the Security Instrument, Lender may send Borrower a notice identifying that lien, and Borrower shall promptly act with regard to that lien so as to cause it to be immediately subordinated to the liens securing this Agreement or shall pay off and discharge said lien.

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**21. ENTIRE AGREEMENT**

This instrument contains the entire agreement of the parties and there are no oral or other agreements. This instrument may only be modified, amended or changed by a subsequent written instrument signed by the party to be bound. Except as modified by this Agreement, all of the provisions of said Note, any renewals, extensions and modification, and said Security Instrument are and shall remain in full force and effect and shall be performed by the Borrower.

**22. BINDING EFFECT**

This Agreement shall be binding upon and inure to the benefit of the parties hereto, their legal representatives, heirs, administrators, executors, successors and assigns.

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Loan No: 3020948497

Data ID: 724

In Witness Whereof, the Lender and I have executed this Agreement.

Date: 4/2/13

Glenn C Siddle.....(Seal)  
GLENN C SIDDLE —Borrower  
Lucy P. Siddle.....(Seal)  
LUCY P SIDDLE —Borrower

Date: 4/4/13


Lender: REGIONS BANK DBA REGIONS MORTGAGE

By: Donna Burch  
DONNA BURCH, ASSISTANT VICE PRESIDENT

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- Borrower Acknowledgment -

STATE OF ALABAMA  
COUNTY OF SHELBY

§  
§

I, Martha A. Kearley, a Notary Public, hereby certify that  
GLENN C SIDDLE AND LUCY P SIDDLE

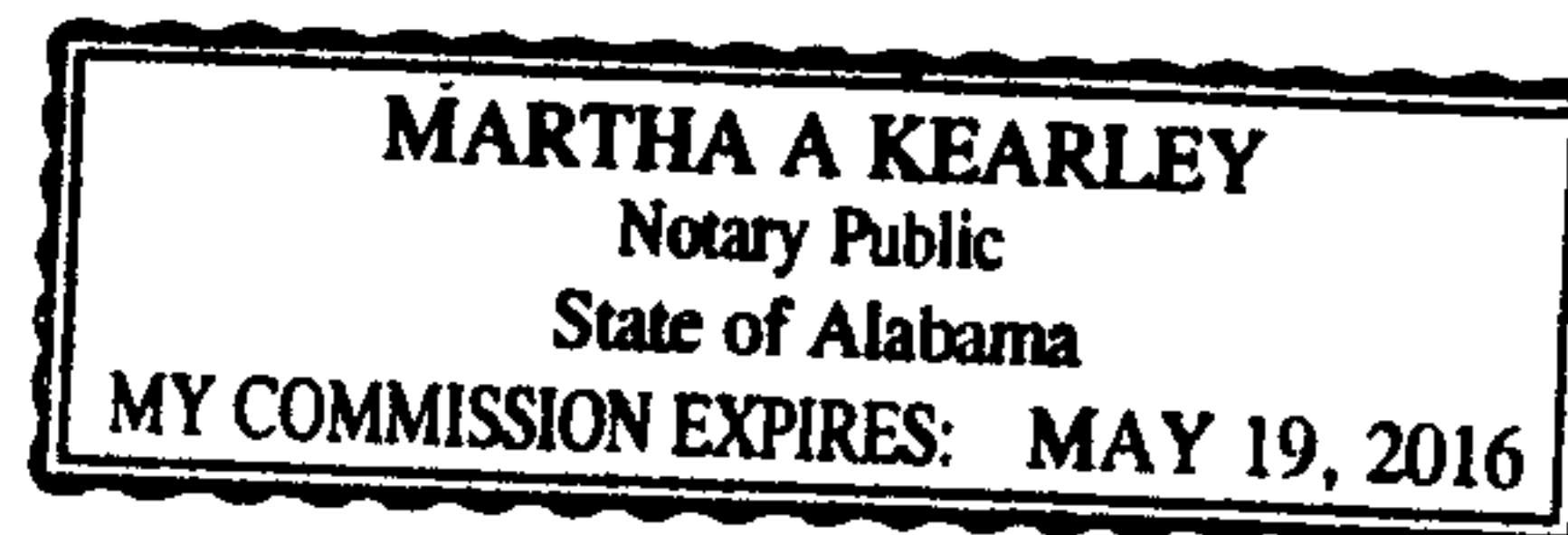
whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this 2nd day of April, A.D. 2013.

[Seal]

Martha A. Kearley  
Notary Public

My commission expires: \_\_\_\_\_



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Loan No: 3020948497

Data ID: 724

- Lender Acknowledgment -

STATE OF MISSISSIPPI  
COUNTY OF Forest

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I, Nita Karen Norman, a Notary Public in and for said County in said State, hereby certify that DONNA BURCH whose name as ASSISTANT VICE PRESIDENT of REGIONS BANK DBA REGIONS MORTGAGE, 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 the instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand this 4th day of April, 20 13.

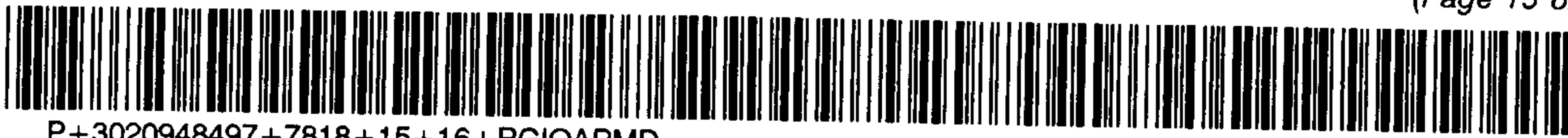
Nita Karen Norman  
Notary Public

Nita Karen Norman  
(Printed Name)

My commission expires: 3-9-14



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20130412000150720 15/16 \$529.50  
Shelby Cnty Judge of Probate, AL  
04/12/2013 10:37:26 AM FILED/CERT

Loan No: 3020948497

Data ID: 724

Property Address: PARCEL CAHABA VALLEY RD, INDIAN SPRINGS, ALABAMA 35124

### LEGAL DESCRIPTION

A parcel of land lying in the Southwest  $\frac{1}{4}$  of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southeast corner of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of said Section 28; thence North  $83^{\circ}45'41''$  West a distance of 590.00 feet to a point; thence North  $02^{\circ}55'23''$  East a distance of 1287.00 feet to the Point of Beginning; thence North  $78^{\circ}51'23''$  West a distance of 340.41 feet to a point; thence North  $33^{\circ}15'49''$  West a distance of 283.96 feet to a point; thence North  $36^{\circ}03'03''$  West a distance of 151.62 feet to a 1" crimped pipe found; thence North  $31^{\circ}35'12''$  West a distance of 99.50 feet to a point; thence North  $29^{\circ}42'23''$  West a distance of 176.55 feet to a 1" open top pipe found; thence North  $28^{\circ}57'38''$  West a distance of 209.76 feet to a capped rebar found on the Southerly right of way of State Highway 119 (also known as Cahaba Valley Road); thence North  $61^{\circ}07'34''$  East along said Southerly right of way a distance of 206.23 feet to a point; thence leaving said Southerly right of way South  $27^{\circ}48'37''$  East a distance of 182.13 feet to a point; thence South  $60^{\circ}57'18''$  West a distance of 153.63 feet to a point; thence South  $29^{\circ}42'23''$  East a distance of 203.03 feet to a point; thence South  $33^{\circ}15'49''$  East a distance of 436.74 feet to a point; thence North  $56^{\circ}44'11''$  East a distance of 322.34 feet to a point; thence North  $33^{\circ}15'49''$  West a distance of 587.58 feet to a point; thence North  $60^{\circ}57'18''$  East a distance of 160.51 feet to a 1" crimped pipe found; thence North  $28^{\circ}48'25''$  West a distance of 210.02 feet to a  $\frac{1}{2}$ " open top pipe found on said Southerly right of way; thence North  $61^{\circ}07'34''$  East along said Southerly right of way a distance of 384.22 feet to a point; thence leaving said Southerly right of way South  $28^{\circ}22'26''$  East a distance of 175.98 feet to a point; thence South  $02^{\circ}55'23''$  West a distance of 1132.05 feet to the Point of Beginning.

Less and except any part of subject property lying within a road right of way.

NOTE: This legal description was typed from a poor copy and we reserve the right to amend the legal.

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