

RECORDATION REQUESTED BY:

REGIONS BANK
MONTEVALLO
910 N. MAIN STREET
MONTEVALLO, AL 35115

WHEN RECORDED MAIL TO:

Regions Bank
Collateral Management
PO Box 12926
Birmingham, AL 35202



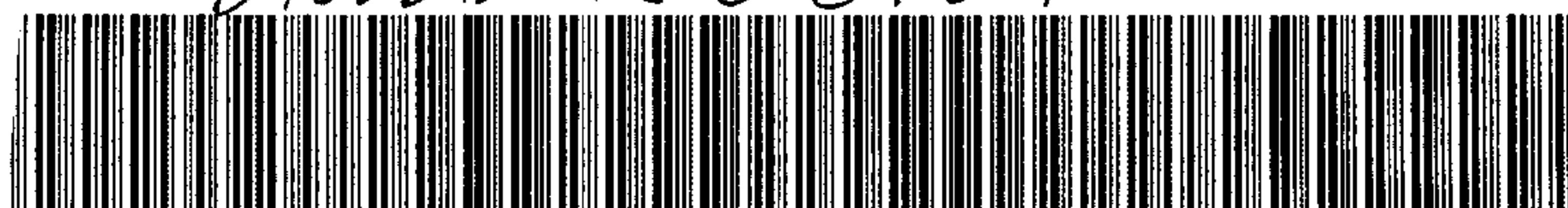
20140109000009180 1/3 \$21.95
Shelby Cnty Judge of Probate, AL
01/09/2014 02:46:00 PM FILED/CERT

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE

20132460818070



DOC4800401731000000070001974090000000

THIS MODIFICATION OF MORTGAGE dated December 30, 2013, is made and executed between DOGWOOD GROVE BAPTIST CHURCH, A Alabama Non-Profit Corporation (referred to below as "Grantor") and REGIONS BANK, whose address is 910 N. MAIN STREET, MONTEVALLO, AL 35115 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated January 20, 2009 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

In regard to that certain promissory note dated 01-20-2009, in the original principal sum of \$126,746.65 (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 20090210000046200, at Page (if applicable) of the public records of SHELBY County, AL.

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 2895 HIGHWAY 17, MONTEVALLO, AL 35115.

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

Principal Increase: Whereas the Note has a present principal balance of \$49389.48, and the Borrower is the obligor under the Note and the Grantor is the grantor under the Deed of Trust or Mortgage, and Regions Bank is the owner and the holder of the Note and Deed of Trust or Mortgage; and whereas the Borrower and the Grantor have requested an additional advance of \$1273.02. The present principal balance of the Note is as stated above and with the additional advance the principal balance of the Renewal Note is \$50662.50.

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 DECEMBER 30, 2013.

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:

DOGWOOD GROVE BAPTIST CHURCH

By: Charles E. Bearden (Seal)
CHARLES E BEARDEN, Member of DOGWOOD
GROVE BAPTIST CHURCH

By: Loney Woodston Amason (Seal)
LONEY WOODSTON AMASON, Member of
DOGWOOD GROVE BAPTIST CHURCH

LENDER:

REGIONS BANK

X Ken Jones (Seal)
Authorized Signer
Ken Jones

B2014010600812

MODIFICATION OF MORTGAGE
(Continued)

Loan No: 000000007000197409

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This Modification of Mortgage prepared by:

Name: SUSAN CHILDRESS
Address: 910 N. MAIN STREET
City, State, ZIP: MONTEVALLO, AL 35115

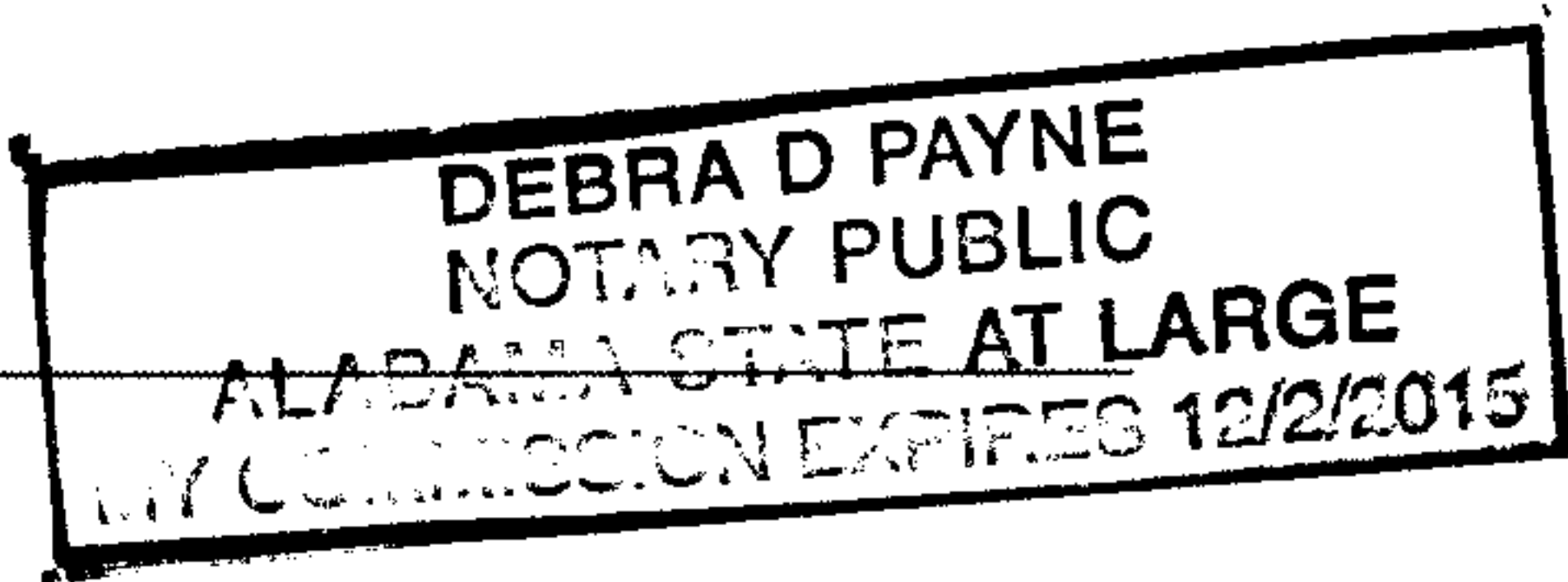
CORPORATE ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF Chilton)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **CHARLES E BEARDEN, Member of DOGWOOD GROVE BAPTIST CHURCH and LONEY WOODSTON AMASON, Member of DOGWOOD GROVE BAPTIST CHURCH**, a corporation, are signed to the foregoing Modification and who are known to me, acknowledged before me on this day that, being informed of the contents of said Modification of Mortgage, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 30th day of December, 2013.

My commission expires



Debra D. Payne
Notary Public
Debra D. Payne

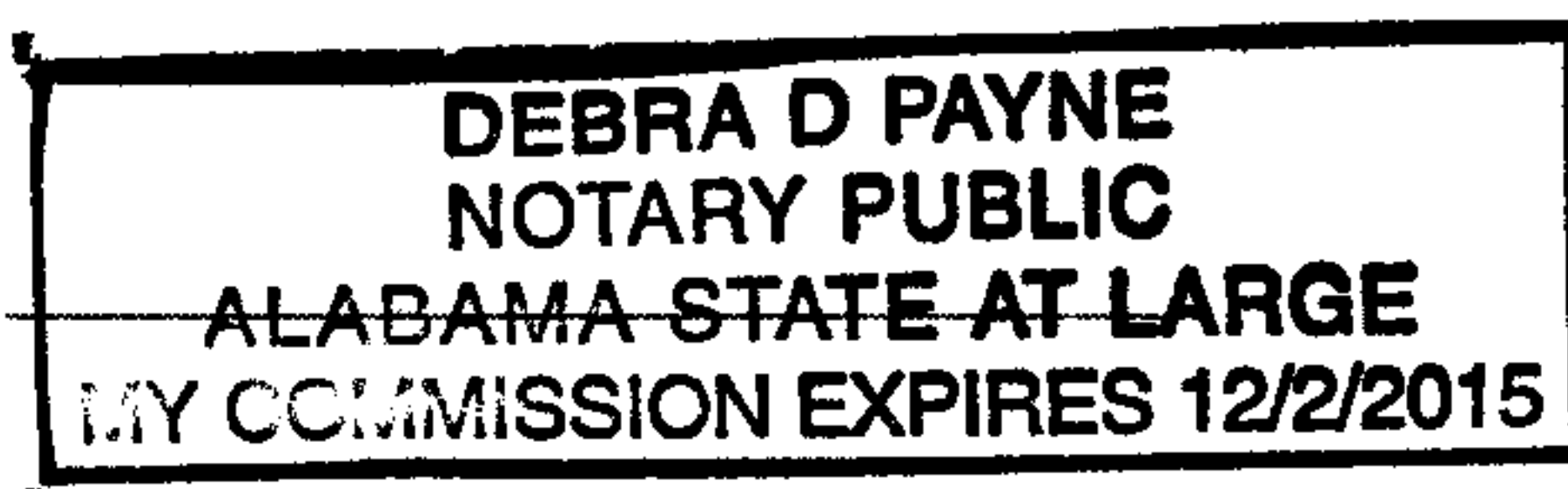
LENDER ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF Chilton)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Ken Jones 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 officer of **REGIONS BANK**, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 30th day of December, 2013.


My commission expires



Debra D. Payne
Notary Public
Debra D. Payne

EXHIBIT "A"

BEGIN AT THE SOUTHWEST CORNER OF THE CARL OGLESBY ESTATE AND
RUN EAST 210 FEET THENCE NORTH 210 FEET THENCE WEST 210 FEET
THENCE SOUTH 210 FEET TO THE POINT OF BEGINNING BEING IN THE
SW 1/4 OF THE NE 1/4 SECTION 5 TOWNSHIP 22 SOUTH RANGE 3 WEST
SITUATED IN SHELBY COUNTY ALABAMA.
TAX ID: 273050001048000.


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