

WHEN RECORDED MAIL TO:

Regions Bank  
Collateral Management  
201 Milan Parkway  
Birmingham, AL 35211

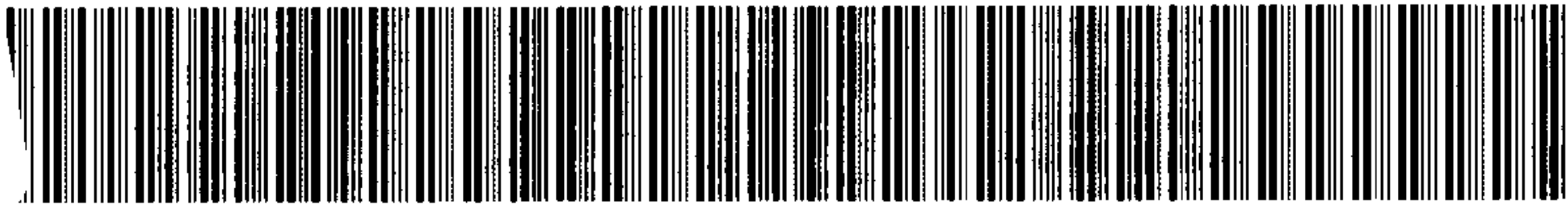


20140925000301910 1/2 \$32.00  
Shelby Cnty Judge of Probate, AL  
09/25/2014 01:46:32 PM FILED/CERT

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

79549151  
When Recorded Return To:  
Indecomm Global Services  
2925 Country Drive  
St. Paul, MN 55117

**REGIONS**  
**MODIFICATION OF MORTGAGE**



\*DOC4800201502#####1037450000000\*

Notice: The original principal amount available under the Note (as defined below), which was \$20,000.00 (on which any required taxes already have been paid), now is increased by an additional \$10,000.00.

THIS MODIFICATION OF MORTGAGE dated August 14, 2014, is made and executed between WANDA J GREATHOUSE aka WANDA JO GREATHOUSE, whose address is 1000 DUBLIN WAY, BIRMINGHAM, AL 35242; unmarried (referred to below as "Grantor") and Regions Bank, whose address is 5420 Highway 280, Birmingham, AL 35242 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated September 26, 2012 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

RECORDED ON 10/12/12 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, AL IN INSTRUMENT NUMBER 20121012000393850.

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 SHELBY COUNTY, ALABAMA, TO-WIT:  
LOT 68, ACCORDING TO THE MAP AND SURVEY OF DUNNAVANT SQUARE, AS RECORDED IN MAP BOOK 39, PAGE 119 A, B & C, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.  
SUBJECT TO: (2) MINERAL AND MINING RIGHTS NOT OWNED BY GRANTOR; (3) THE EASEMENTS, RESTRICTIONS, ASSESSMENTS, COVENANTS, AGREEMENTS AND ALL OTHER TERMS AND PROVISIONS OF THE DECLARATION WHICH IS INCORPORATED HEREIN BY REFERENCE IN ITS ENTIRETY IN MAP BOOK 39 PAGE 119 A, B, AND C AND INST. #20080328000125360 AND INST. # 20070410000164500 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; (4) ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS, RIGHTS-OF-WAY, BUILDING SETBACK LINES AND ANY OTHER MATTERS OF RECORD.  
SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.  
BEING THE SAME PREMISES CONVEYED TO WANDA JO GREATHOUSE FROM THORNTON NEW HOME SALES, INC., AN ALABAMA CORPORATION BY STATUTORY WARRANTY DEED DATED 8/23/2012, AND RECORDED ON 9/6/2012, DOCUMENT # 20120906000336350, IN SHELBY COUNTY, AL.

The Real Property or its address is commonly known as 1000 DUBLIN WAY, BIRMINGHAM, AL 35242.

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 \$20,000.00 to \$30,000.00.

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 endorsers 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.

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MODIFICATION OF MORTGAGE  
(Continued)

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GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED AUGUST 14, 2014.

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 Wanda J Greathouse (Seal)  
WANDA J GREATHOUSE

LENDER:

REGIONS BANK

X [Signature] (Seal)  
Authorized Signer

This Modification of Mortgage prepared by:

Name: Zac Daw  
Address: 2050 Parkway Office Circle  
City, State, ZIP: Hoover, AL 35244

INDIVIDUAL 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 WANDA J GREATHOUSE, 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 14 day of August, 2014.

[Signature]  
Notary Public

My commission expires MY COMMISSION EXPIRES JANUARY 26, 2016

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 Lynn Cox whose name as representative 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 representative of Regions Bank, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 14 day of August, 2014.

[Signature]  
Notary Public

My commission expires MY COMMISSION EXPIRES JANUARY 26, 2016



\*U04911571\*

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