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20151202000412210 1/2 \$30.45
Shelby Cnty Judge of Probate, AL
12/02/2015 01:31:14 PM FILED/CERT

WHEN RECORDED MAIL TO:

Regions Bank
Collateral Management
201 Milan Parkway
Birmingham, AL 35211

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



REGIONS

MODIFICATION OF MORTGAGE



DOC48000#####4938470000000

THIS MODIFICATION OF MORTGAGE dated November 13, 2015, is made and executed between MICHAEL B BLACKWOOD AKA MICHAEL BLAKE BLACKWOOD, whose address is 104 Chase Creek Terrace, Pelham, AL 35124, married and KEITH RANDALL DABBS, whose address is 104 Chase Creek Terrace, Pelham, AL 35124; married (referred to below as "Grantor") and Regions Bank, whose address is 201 Milan Parkway, Birmingham, AL 35211 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated November 22, 2010 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

RECORDED 12-16-2010 DOCUMENT# 20101216000423270 IN SHELBY COUNTY ALABAMA.

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 97 LOCATED IN CHASE CREEK TOWNHOMES, PHASE TWO, A SINGLE FAMILY RESIDENTIAL SUBDIVISION LOCATED IN THE NE 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH RANGE 3 WEST SHELBY COUNTY, ALABAMA; AS RECORDED IN MAP BOOK 19, PAGE 160, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY, BEING THE SAME PREMISES CONVEYED TO MICHAEL BLAKE BLACKWOOD FROM DALE PARKER AND WIFE, LOUISE PARKER BY WARRANTY DEED DATED 08/01/1995 AND RECORDED 04/06/2001, DOCUMENT # 2001-13082, IN SHELBY COUNTY, AL.

The Real Property or its address is commonly known as 104 Chase Creek Terrace, Pelham, AL 35124.

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

THE PURPOSE OF THIS MODIFICATION IS TO EXTEND THE MATURITY DATE TO 11-22-2025. CURRENT LOAN BALANCE \$8,253.42.

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.

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 NOVEMBER 13, 2015.

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 Michael B Blackwood (Seal)
MICHAEL B BLACKWOOD

x Keith Randall Dabbs (Seal)
KEITH RANDALL DABBS

LENDER:

REGIONS BANK

x Rose Waitaha (Seal)
Authorized Signer

ROSE WAITHAHA

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MODIFICATION OF MORTGAGE
(Continued)

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This Modification of Mortgage prepared by:

Name: LATASHA IVY, PROCESSOR
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 **MICHAEL B BLACKWOOD**, 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 13th day of November, 2015.

Notary Public

MY COMMISSION EXPIRES MARCH 12, 2017

My commission expires _____

Allen J. Machino

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 **KEITH RANDALL DABBS**, 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 13th day of November, 2015.

Notary Public

MY COMMISSION EXPIRES MARCH 12, 2017

My commission expires _____

Allen J. Machino

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 Rose Wathorn whose name as V.P. 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 V.P. of Regions Bank, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of November, 2015.

Notary Public

MY COMMISSION EXPIRES APRIL 10, 2018

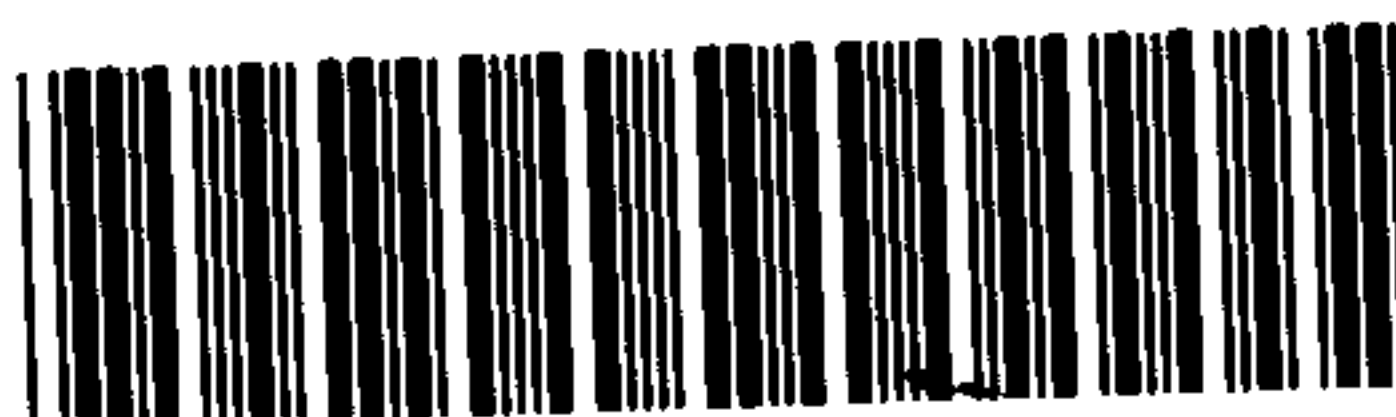
My commission expires _____

Dorothy A Wright

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