

N2016031748438

RECORDATION REQUESTED BY:
REGIONS BANK
MONTEVALLO
910 N. MAIN STREET
MONTEVALLO, AL 35115

When Recorded Return to:
Indecomm Global Services
As Recording Agent Only
1260 Energy Lane
St. Paul, MN 55108

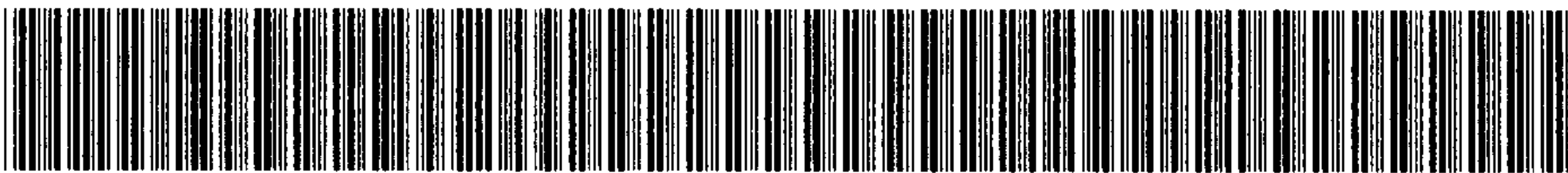
20160331000103800 1/2 \$100.85
Shelby Cnty Judge of Probate, AL
03/31/2016 11:17:16 AM FILED/CERT

80262356

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE



DOC48004017310000000070002212060000000

THIS MODIFICATION OF MORTGAGE dated March 14, 2016, is made and executed between TOMMIE L MITCHELL, AKA TOMMIE LOUISE MITCHELL A Married Woman (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 4, 2011 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

In regard to that certain promissory note dated 01-04-2011, in the original principal sum of \$65,015.43 (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 20110119000018240, 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 4670 HIGHWAY 25, MONTEVALLO, AL 35115.

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

Principal Increase: Whereas the Note has a present principal balance of \$54912.89, 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 \$973.06. The present principal balance of the Note is as stated above and with the additional advance the principal balance of the Renewal Note is \$55885.95. EXTEND MATURITY DATE TO: 03/14/2021.

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 MARCH 14, 2016.

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  (Seal)
TOMMIE L MITCHELL

LENDER:

REGIONS BANK
X  (Seal)
Authorized Signer Verlene DAVIS

This Modification of Mortgage prepared by:

Name: JESSICA TALBOT
Address: 910 N. MAIN STREET
City, State, ZIP: MONTEVALLO, AL 35115

N2016031748438

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF Chilton)

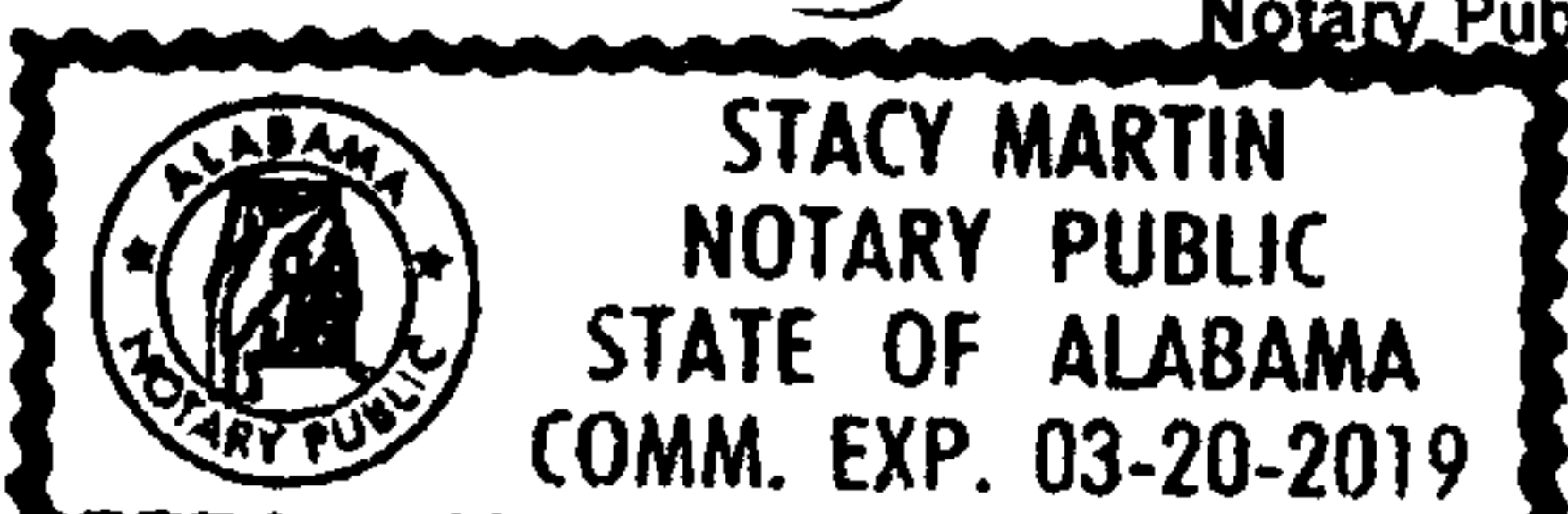
I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **TOMMIE L MITCHELL**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Modification, he or she executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this 14th day of March, 2016.
Deborah D Payne
Notary Public
Deborah D Payne
My commission expires DECEMBER 1, 2019 MY COMMISSION EXPIRES

LENDER ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF St. Clair)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Verlene Davis whose name as officer 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 23rd day of March, 202016.
Stacy Martin
Notary Public
Stacy Martin
My commission expires 3/20/19



20160331000103800 2/2 \$100.85
Shelby Cnty Judge of Probate, AL
03/31/2016 11:17:16 AM FILED/CERT


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