

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

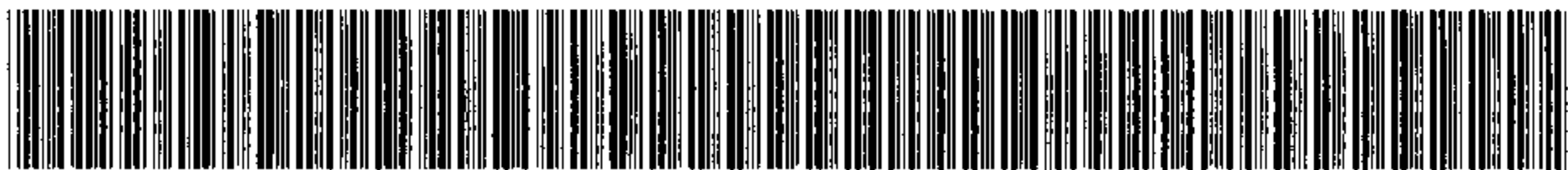
WHEN RECORDED MAIL TO:  
Regions Bank  
Collateral Management  
201 Milan Parkway  
Birmingham, AL 35211

20170111000009600 1/3 \$108.00  
Shelby Cnty Judge of Probate, AL  
01/11/2017 08:22:19 AM FILED/CERT

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

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**REGIONS**  
20163081504100  
**MODIFICATION OF MORTGAGE**



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Notice: The original principal amount available under the Note (as defined below), which was \$30,000.00 (on which any required taxes already have been paid), now is increased by an additional \$58,000.00.

THIS MODIFICATION OF MORTGAGE dated December 16, 2016, is made and executed between EDWARD F BATTERSBY, whose address is 2106 BANE BERRY DR, BIRMINGHAM, AL 35244; CAROL BATTERSBY, whose address is 2106 BANE BERRY DR, BIRMINGHAM, AL 35244; husband and wife (referred to below as "Grantor") and Regions Bank, whose address is 1900 5th Avenue North, Birmingham, AL 35203 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 25, 2015 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

RECORDED ON 07/10/2015 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, AL IN INST# 20150710000233720.

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 3301, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, 33RD ADDITION, AS RECORDED IN MAP BOOK 16, PAGE 112, 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 EDWARD F. BATTERSBY AND CAROL BATTERSBY, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP FROM BRYAN L. REED AND WIFE, ELIZABETH S. REED BY WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP DATED 4/17/2001, AND RECORDED ON 4/18/2001, DOCUMENT # 2001-14982, IN SHELBY COUNTY, AL.

The Real Property or its address is commonly known as 2106 BANE BERRY DR, BIRMINGHAM, AL 35244.

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 \$30,000.00 to \$88,000.00.

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.

MODIFICATION OF MORTGAGE  
(Continued)

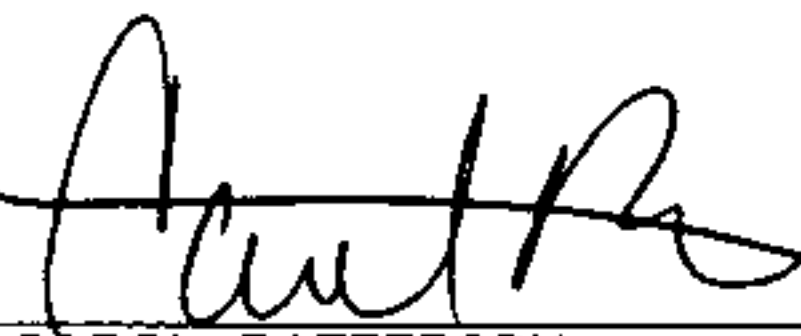
Page 2

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 16, 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)  
EDWARD F BATTERSBY

X  (Seal)  
CAROL BATTERSBY

LENDER:

REGIONS BANK

X  (Seal)  
Authorized Signer  
Drew Shuler

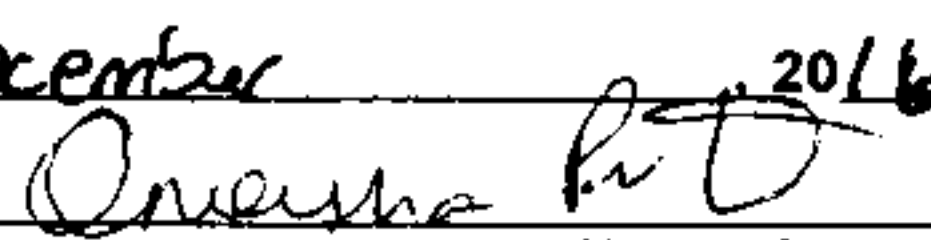
This Modification of Mortgage prepared by:

Name: Kenyetta Cosby  
Address: 2050 Parkway Office Circle  
City, State, ZIP: Hoover, AL 35244

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama )  
 ) SS  
COUNTY OF Jefferson )

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that EDWARD F BATTERSBY, 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 16th day of December, 2016.  
  
Notary Public

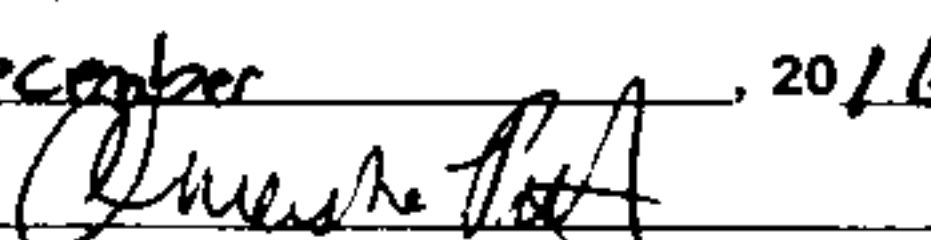
My commission expires MY COMMISSION EXPIRES NOVEMBER 19, 2019

Onreisha Pruitt

INDIVIDUAL ACKNOWLEDGMENT


STATE OF Alabama )  
 ) SS  
COUNTY OF Jefferson )

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that CAROL BATTERSBY, 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 16th day of December, 2016.  
  
Notary Public

My commission expires MY COMMISSION EXPIRES NOVEMBER 19, 2019

Onreisha Pruitt

  
20170111000009600 2/3 \$108.00  
Shelby Cnty Judge of Probate, AL  
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MODIFICATION OF MORTGAGE  
(Continued)

Page 3

LENDER ACKNOWLEDGMENT

STATE OF Alabama

COUNTY OF Jefferson

)  
) SS  
)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Andrea Shuler  
whose name as Oren Shuler 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 ESS of **Regions Bank**, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 16<sup>th</sup> day of December, 2016.

MY COMMISSION EXPIRES NOVEMBER 19, 2019

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

Notary Public

Oureisha Pruitt

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Shelby Cnty Judge of Probate: AL  
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