

THIS DOCUMENT PREPARED BY AND
FOLLOWING RECORDING RETURN TO:
REGIONS BANK D/B/A REGIONS MORTGAGE
215 FORREST STREET
HATTIESBURG, MISSISSIPPI 39401

STATE OF ALABAMA

COUNTY OF SHELBY



20180214000049220 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
02/14/2018 01:43:19 PM FILED/CERT

Lender Loan No.: 0896948216

MORTGAGE MODIFICATION
OF
LEGAL DESCRIPTION

THIS Mortgage Modification of Legal Description and Partial Release (the "Mortgage Modification"), made this 21st day of January, 2018, by and between Allen B Groves and Victoria W Groves, Husband and Wife, hereinafter referred to as the "Mortgagors", and Regions Bank d/b/a Regions Mortgage, hereinafter referred to as the "Lender".

RECITALS:

WHEREAS, Mortgagors executed in favor of Regions Bank d/b/a Regions Mortgage, that certain Mortgage (the "Mortgage") dated September 20, 2011, in the amount of Four Hundred Seventeen Thousand and No/100 (\$417,000.00) Dollars (the "Loan Amount") which said Mortgage was recorded October 3, 2011, in Instrument Number 20111003000291150, in the Probate Office of Shelby County, Alabama, by which Mortgagors mortgaged, granted and conveyed to Regions Bank d/b/a Regions Mortgage, certain real property located in Shelby County, Alabama (hereafter the "Mortgaged Property"); and

WHEREAS, Mortgagors and Mortgagee have mutually agreed to amend, modify and change the legal description of the Mortgaged Property contained in the Mortgage.

AGREEMENT:

NOW, THEREFORE, for Ten and No/100 (\$10.00) Dollars, in consideration of the mutual agreements herein contained and for other good and valuable consideration exchanged by Mortgagors and Mortgagee, the receipt and sufficiency of which consideration is hereby acknowledged, it is covenanted and agreed by Mortgagors and Mortgagee as follows:

1) The Mortgage is hereby modified and amended as follows:

The legal description of the Mortgaged Property in Shelby County, Alabama, shown as Exhibit "A" of said Mortgage shall henceforth read as follows, to wit:

PARCEL I:

Lot 15, according to the Final Plat of Heatherwood 7th Sector, as recorded in Map Book 39, pages 84 A & B, in the Probate Office of Shelby County, Alabama.

PARCEL II:

Lot 16, according to the Final Plat of Heatherwood 7th Sector, as recorded in Map Book 39, pages 84 A & B, in the Probate Office of Shelby County, Alabama.

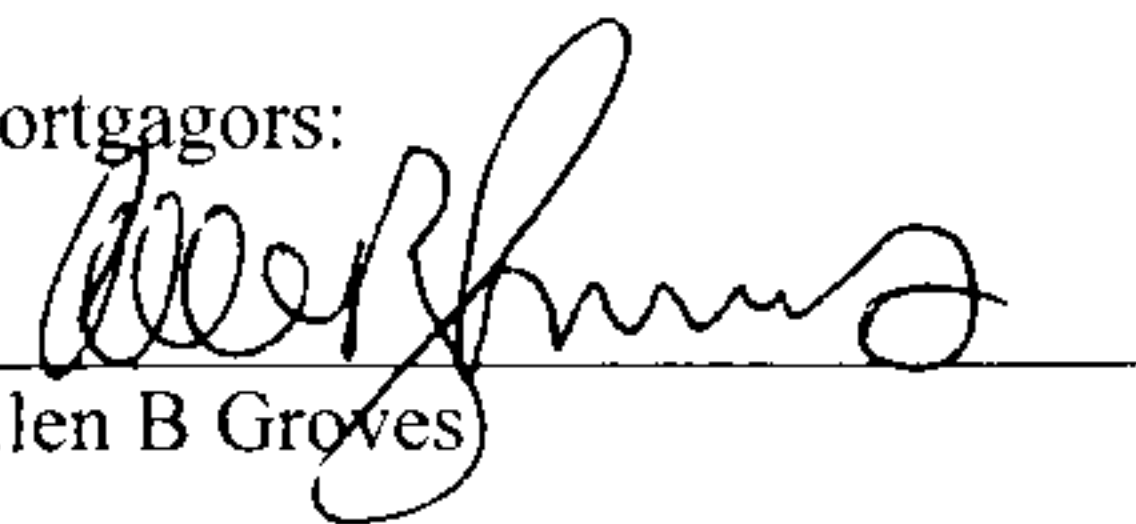
2) Nothing contained in this Mortgage Modification shall be construed to modify and/or amend, or to release Mortgagors from any obligation or liability under said Mortgage as herein modified and amended. This Mortgage Modification is given for the sole purpose of modifying the legal description of the Mortgaged Property in the Mortgage and neither modifies the Loan Amount or extends the maturity date for repayment of the Loan Amount.

3) The lien of said Mortgage dated September 20, 2011, as herein modified and amended is, and shall henceforth be, a valid first lien upon the Mortgaged Property as modified and amended by this Mortgage Modification.

4) This Mortgage Modification and each provision hereof shall be binding upon each of the parties hereto, and their respective heirs, legal representatives, successors, grantees and assigns.

IN WITNESS WHEREOF, on the day and year first above written, Mortgagors have hereunto set our hands and seals and Lender has executed these presents, causing its name to be signed hereto by its duly authorized Vice President and its corporate seal to be affixed hereto the day and year first above written

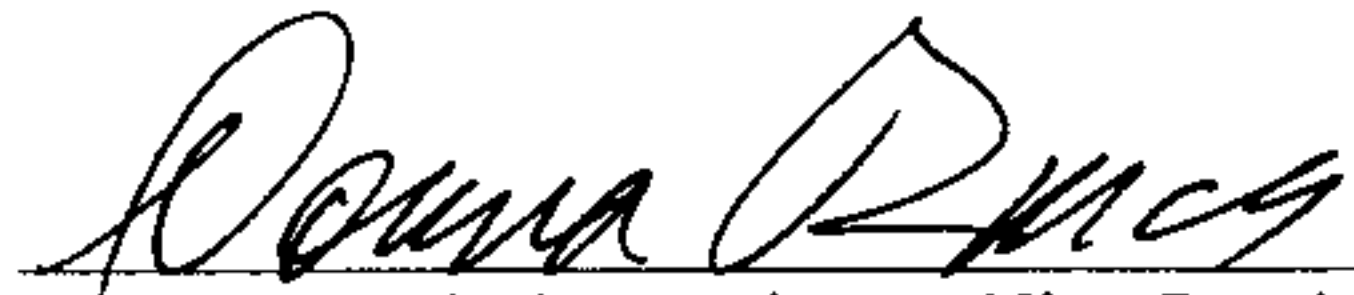
Mortgagors:


Allen B Groves


Victoria W Groves

Lender:

Regions Bank d/b/a Regions Mortgage



Donna Burch, its Assistant Vice President

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Allen B Groves and Victoria W Groves, Husband and Wife, whose names are signed to the foregoing Mortgage Modification, and who are known to me, acknowledged before me on this day that, being informed of the contents of the Mortgage Modification, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 7 day of Feb., 2018.



Notary Public

My Commission Expires: 4/7/2020

(Notary Seal)

STATE OF MISSISSIPPI

COUNTY OF FORREST

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donna Burch whose name as its Assistant Vice President of Regions Bank d/b/a Regions Mortgage is signed to the foregoing Mortgage Modification, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Mortgage Modification, she, as its Assistant Vice President of Regions Bank d/b/a Regions Mortgage, and with full authority, executed the same voluntarily on the day the same bears date.

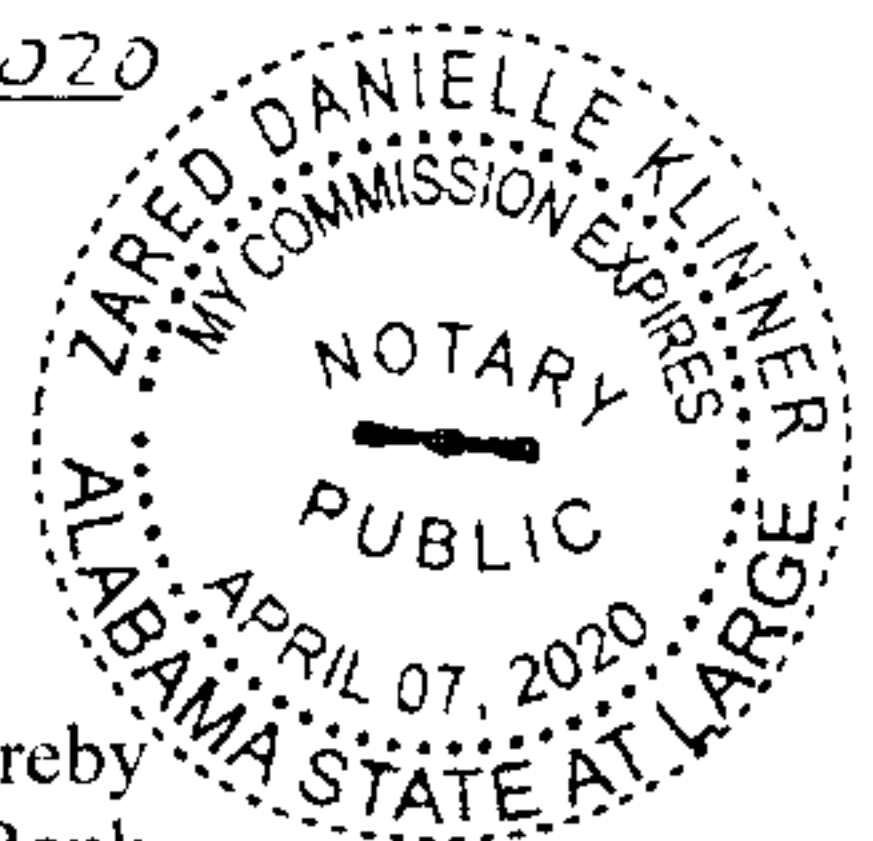
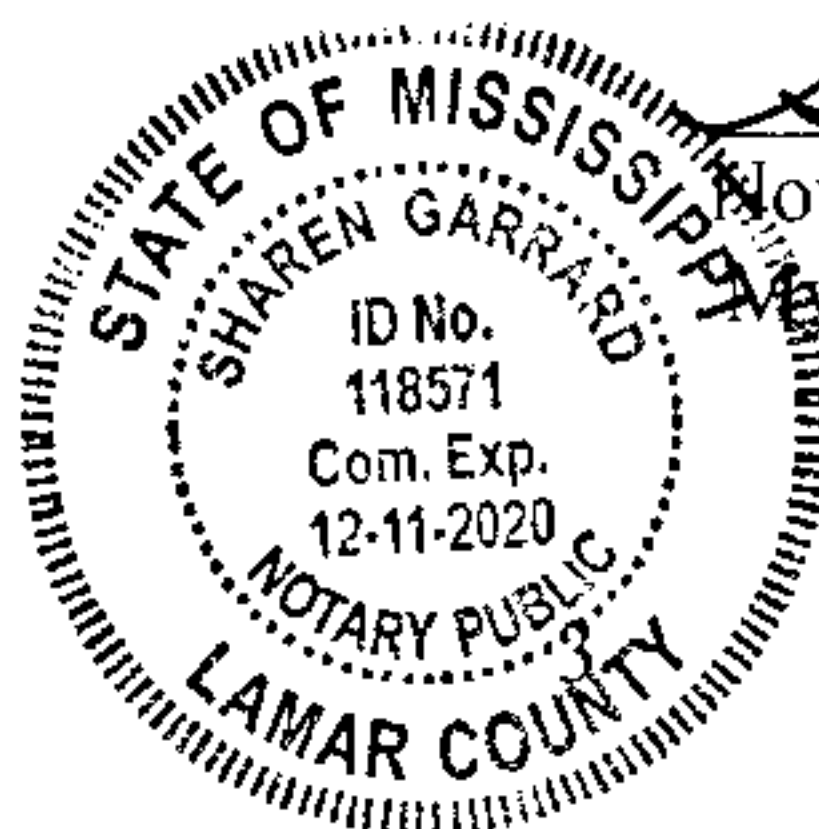
Given under my hand and official seal, this 8th day of February, 2018.



Notary Public

My Commission Expires: 12-11-2020

(Notary Seal)



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Shelby Cnty Judge of Probate, AL
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