

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

WHEN RECORDED MAIL TO:

Regions Bank
Collateral Management
201 Milan Parkway
Birmingham, AL 35211

20172074

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE



DOC4800201504#####3289300000000

2017283112771

Notice: The original principal amount available under the Note (as defined below), which was \$250,000.00 (on which any required taxes already have been paid), now is increased by an additional \$100,000.00.

THIS MODIFICATION OF MORTGAGE dated November 22, 2017, is made and executed between ROBERT K CAMPBELL aka KELLER CAMPBELL, whose address is 3308 AFTON LN, BIRMINGHAM, AL 35242; MARIE S CAMPBELL aka MARIE CAMPBELL, whose address is 3308 AFTON LN, BIRMINGHAM, AL 35242; husband and wife (referred to below as "Grantor") and Regions Bank, whose address is 5701 Valley Road, Fairfield, AL 35064 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated September 5, 2017 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

RECORDED ON 09/21/2017 - IN THE OFFICE OF THE JUDGE OF PROBATE FOR SHELBY COUNTY ALABAMA, INSTRUMENT # 20170921000343020.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in SHELBY County, State of Alabama:

See EXHIBIT A, which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 3308 AFTON LN, 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 \$250,000.00 to \$350,000.00.

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 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.

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 22, 2017.

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 Robert K Campbell (Seal)
ROBERT K CAMPBELL

x Marie S Campbell (Seal)
MARIE S CAMPBELL

20180305000071840 1/3 \$173.00
Shelby Cnty Judge of Probate, AL
03/05/2018 03:22:24 PM FILED/CERT

MODIFICATION OF MORTGAGE
(Continued)

Page 2

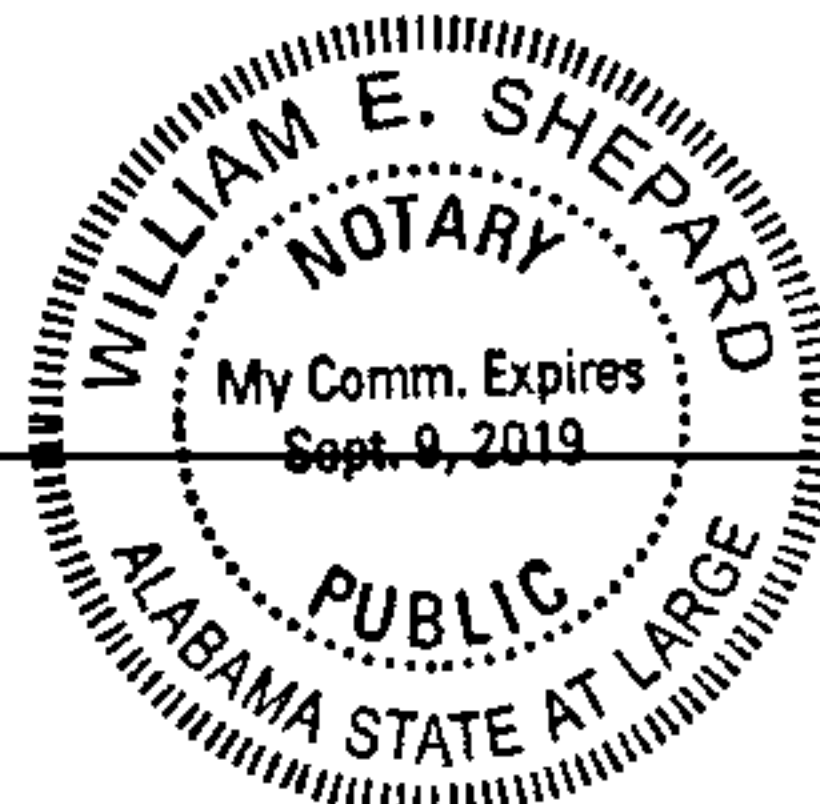
LENDER:

REGIONS BANK

X *upmune* (Seal)
Authorized Signer

This Modification of Mortgage prepared by:

Name: Jared Archer
Address: 2050 Parkway Office Circle
City, State, ZIP: Hoover, AL 35244



INDIVIDUAL 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 **ROBERT K CAMPBELL**, 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 22nd day of November, 20 17.
William E. Shepard
Notary Public

My commission expires 09/09/2019

INDIVIDUAL 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 **MARIE S CAMPBELL**, 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 22nd day of November, 20 17.
William E. Shepard
Notary Public

My commission expires 09/09/2019

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 Natasha Burnett whose name as Authorized Signer 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 22nd day of November, 20 17.
William E. Shepard
Notary Public

My commission expires 09/09/2019

William E Shepard

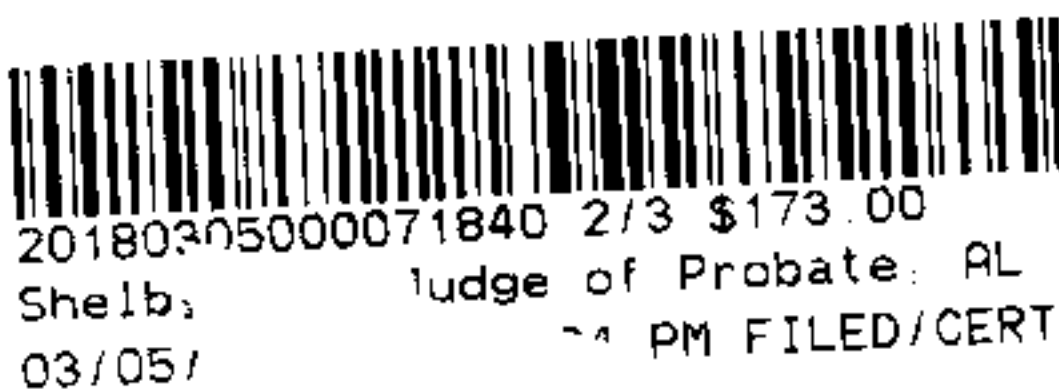


EXHIBIT A

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 7, BLOCK 4, ACCORDING TO THE AMENDED MAP OF WOODFORD, AS RECORDED IN MAP BOOK 8, PAGE 51
A, B, C AND D, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.


TAX ID NO: 10 1 02 0 005 094.000

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: CATHEY REAL ESTATE CO., INC.
GRANTEE: KELLER CAMPBELL AND WIFE, MARIE CAMPBELL, AS JOINT TENANTS WITH RIGHT OF
SURVIVORSHIP
DATED: 07/17/1987
RECORDED: 08/14/1987
DOC#/BOOK-PAGE: 145-771

ADDRESS: 3308 AFTON LANE, BIRMINGHAM, AL 35242

END OF SCHEDULE A


20180305000071840 3/3 \$173.00
Shelby Cnty Judge of Probate, AL
03/05/2018 03:22:24 PM FILED/CERT


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