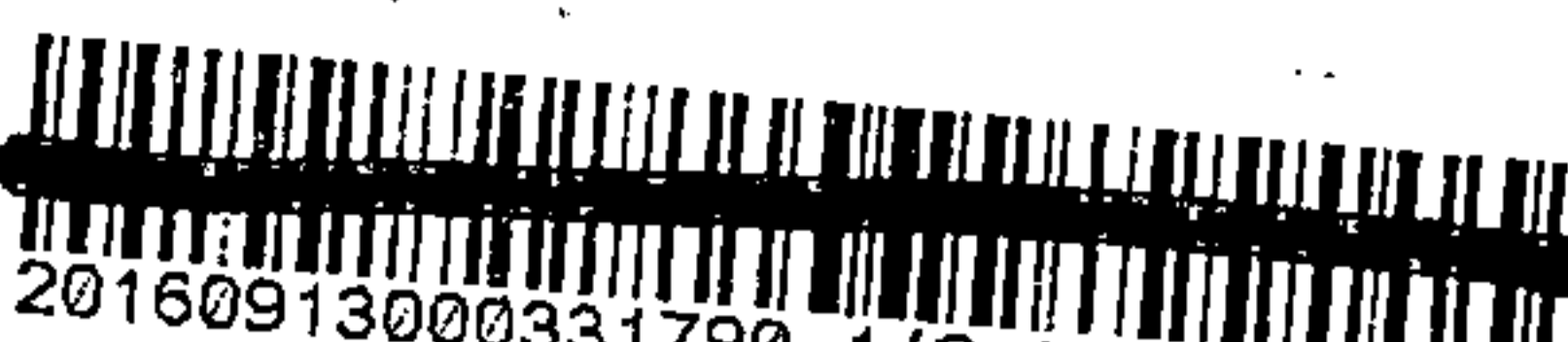



When Recorded Return to:  
Indecomm Global Services  
As Recording Agent Only  
1260 Energy Lane  
St. Paul, MN 55108

80436708  
WHEN RECORDED MAIL TO:  
Regions Bank  
Collateral Management  
201 Mifflin Parkway  
Birmingham, AL 35211

  
20160913000331790 1/2 \$110.50  
Shelby Cnty Judge of Probate, AL  
09/13/2016 08:51:58 AM FILED/CERT

  
20190312000080060 1/2 \$21.00  
Shelby Cnty Judge of Probate, AL  
03/12/2019 03:08:08 PM FILED/CERT

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

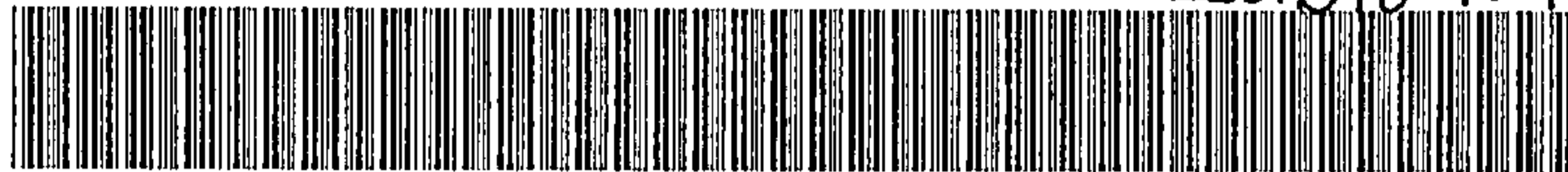
81248774



**REGIONS** *Rerecord Corrective recording*  
Corrective Recording

**MODIFICATION OF MORTGAGE**

20161871402450



\*DOC4800201502#####119359000000\*

**\*RE-RECORDING TO CORRECT THE DOC.# OF THE ORIGINAL RECORDED MORTGAGE.**  
Notice: The original principal amount available under the Note (as defined below), which was \$175,000.00 (on which any required taxes already have been paid), now is increased by an additional \$61,000.00.

THIS MODIFICATION OF MORTGAGE dated August 17, 2016, is made and executed between WILLIAM J HOPPERS JR A/K/A WILLIAM JOSEPH HOPPERS JR, whose address is 4000 SPRING CREEK RD, MONTEVALLO, AL 35115; LYNN W HOPPERS, whose address is 4000 SPRING CREEK RD, MONTEVALLO, AL 35115; husband and wife (referred to below as "Grantor") and Regions Bank, whose address is 33 Kent Stone Way, Alabaster, AL 35007 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated April 30, 2013 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

RECORDED 05/29/2013 IN THE OFFICE OF THE JUDGE OF PROBATE FOR SHELBY COUNTY, ALABAMA IN DOCUMENT NUMBER:

**20130529000219130.**

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

A PARCEL OF LAND IN SHELBY COUNTY, ALABAMA, THE SE QUARTER OF THE SW QUARTER OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 3 WEST AND DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF THE SAID QUARTER-QUARTER SECTION FOR POINT OF BEGINNING AND GO WESTERLY ALONG THE SOUTH SIDE OF SAME 855.6 FEET TO THE EAST BOUNDARY OF ANOTHER PARCEL OF LAND WHICH IS MARKED BY A FENCE ROW; THENCE AT AN ANGLE OF 75 DEGREES 08 MINUTES TO THE RIGHT AND ALONG THE EAST BOUNDARY OF SAID PARCEL 161.9 FEET; THENCE AT AN ANGLE OF 32 DEGREES 25 MINUTES TO THE RIGHT AND CONTINUING ALONG THE EAST BOUNDARY 79.97 FEET TO INTERSECTION WITH THE SOUTHEAST BORDER OF HIGHWAY NO. 16; THENCE AT AN ANGLE OF 25 DEGREES 29 MINUTES TO THE RIGHT CONTINUE ALONG THIS BOUNDARY 211.92 FEET TO THE BEGINNING OF A CURVED PORTION OF THIS BOUNDARY SAID CURVE TURNING TO THE RIGHT AND HAVING A CENTRAL ANGLE OF 76 DEGREES 22 MINUTES RADIUS OF 533.7 FEET AND SUBTENDED BY A CORD OF 659.84 FEET; THENCE ALONG SAID CURVE 711.28 FEET TO BEGINNING OF THE STRAIGHT PORTION OF SAID BOUNDARY; THENCE AT AN ANGLE OF 38 DEGREES 11 MINUTES TO THE RIGHT FROM A CORD 64.83 FEET TO EAST SIDE OF SAID QUARTER-QUARTER SECTION; THENCE ALONG SAID QUARTER-QUARTER SECTION LINE 454.36 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY. BEING THE SAME PREMISES CONVEYED TO WILLIAM JOSEPH HOPPERS, JR. AND WIFE, LYNN W. HOPPERS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP FROM WILLIAM JOSEPH HOPPERS, JR. AND WIFE, LYNN W. HOPPERS BY WARRANTY DEED DATED 3/15/1988, AND RECORDED ON 3/31/1988, AT BOOK 177, PAGE 776, IN SHELBY COUNTY, AL.

The Real Property or its address is commonly known as 4000 SPRING CREEK ROAD, MONTEVALLO, AL 35115.

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 \$175,000.00 to \$236,000.00.

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,

