

**WHEN RECORDED MAIL TO:**

Regions Bank  
Collateral Management  
201 Milan Parkway  
Birmingham, AL 35211

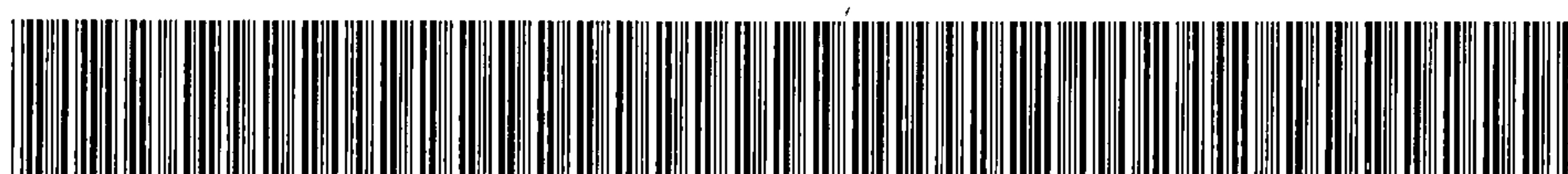


20191028000395830 1/2 \$27.00  
Shelby Cnty Judge of Probate, AL  
10/28/2019 03:49:14 PM FILED/CERT

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**MODIFICATION OF MORTGAGE**



\*DOC4800201-502#####3923830000000\*

**Notice:** This Modification of Mortgage does not secure new indebtedness or an increased amount of debt under the Note (as defined below).

**THIS MODIFICATION OF MORTGAGE** dated October 3, 2019, is made and executed between CATHERINE R. HALL AKA CATHERINE KIRKLAND HALL, whose address is 8770 HIGHWAY 155, MONTEVALLO, AL 35115 and JEFFREY WADE HALL, whose address is 8770 HIGHWAY 155, MONTEVALLO, AL 35115; wife and husband. (referred to below as "Grantor") and Regions Bank, whose address is 910 North Main Street, Montevallo, AL 35115 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated November 29, 2018 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

RECORDED ON 12/19/2018, IN THE OFFICE OF THE JUDGE OF PROBATE FOR SHELBY COUNTY, ALABAMA, IN INSTRUMENT # 20181219000442440..

**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:

THAT CERTAIN PARCEL OR TRACT OF LAND, SITUATED IN THE NW 1/4 OF NE 1/4 OF SECTION 11, TOWNSHIP 24, RANGE 12 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EASTERN BOUNDARY OF SAID FORTY-ACRE TRACT WITH THE NORTHEASTERN BOUNDARY OF THE MONTEVALLO-JEMISON HIGHWAY, BUILT IN THE YEAR 1951, AND RUN NORTH 57 DEGREES AND 45 MINUTES WEST, ALONG THE NORTHEASTERN BOUNDARY OF SAID HIGHWAY. 106.3 FEET, TO AN INTERSECTION WITH THE EASTERN BOUNDARY OF SAID FORTY-ACRE TRACT; THENCE RUN SOUTH, 3 DEGREES WEST, ALONG SAID EASTERN BOUNDARY, 3,47.1 FEET, TO THE POINT OF BEGINNING, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS ALONG THE EXISTING GRAVEL DRIVE CONNECTING SAID PROPERTY TO THE WEST MARGIN OF THE COUNTY ROAD.

The Real Property or its address is commonly known as 8770 HIGHWAY 155, MONTEVALLO, AL 35115.

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

\*\*\*THIS MODIFICATION OF MORTGAGE IS TO CORRECT THE LEGAL DESCRIPTION ONLY\*\*\*.

**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.

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 OCTOBER 3, 2019.

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 Catherine R. Hall (Seal)  
CATHERINE R. HALL

X Jeffrey Wade Hall (Seal)  
JEFFREY WADE HALL

LENDER:

REGIONS BANK

X Ken Jones (Seal)  
Authorized Signer

This Modification of Mortgage prepared by:

Name: DORETHIA WRIGHT  
Address: P.O. Box 830721  
City, State, ZIP: Birmingham, AL 35283

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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 **CATHERINE R. HALL and JEFFREY WADE HALL, wife and husband**, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said Modification, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of October, 2019.

MY COMMISSION EXPIRES  
DECEMBER 1, 2019

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

Dorothy Wright  
Notary Public

LENDER 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 Ken Jones whose name as Vice President 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 3rd day of October, 2019.

MY COMMISSION EXPIRES  
DECEMBER 1, 2019

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

Dorothy Wright  
Notary Public