

20210722000356240 1/2 \$25.00  
Shelby Cnty Judge of Probate, AL  
07/22/2021 02:48:46 PM FILED/CERT

Recording Requested By:  
Regions Financial Corporation

When Recorded Return To:  
Regions Bank  
PO Box 18001  
Hattiesburg, MS 39404-8001

Loan #: 0014049193 Date: July 7, 2021

**REINSTATEMENT OF MORTGAGE  
RECONFIRMATION OF LIEN**

STATE OF AL  
COUNTY OF SHELBY

Before me, the undersigned authority, on this day personally appeared **Donna Burch**, Assistant Vice President of Regions Bank, Being of sound mind and lawful age and known to the undersigned to the person whose name is subscribed to this instrument and, after first being duly sworn, did state the following to be true:

1. On **March 8, 2018**, **KENNETH W AZAR AKA KENNETH WAYNE AZAR AND PAMELA AZAR, Husband and Wife** (hereinafter referred to as 'Mortgagor') Executed a Mortgage in the original principal sum of **\$243,000.00** payable to **REGIONS BANK**.

2. The Mortgage was recorded on **March 26, 2018** in the Office of the Judge of Probate Records for **Shelby** County, AL, as Instrument No.: **20180326000097400**, Book/Reel/Libor **N/A**: Page/Folio **N/A** which covered the property described as follows:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE STATE OF ALABAMA, COUNTY OF SHELBY, TO-WIT:  
LOT 112, ACCORDING TO THE SURVEY OF GREYSTONE LEGACY 1ST SECTOR, AS RECORDED IN MAP BOOK 26, PAGE 79 A & B, 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 KENNETH WAYNE AZAR AND PAMELA AZAR, AS INDIVIDUAL OWNER OR AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP FROM K-ROB THOMAS AND HIS WIFE, MARCIA THOMAS BY WARRANTY DEED DATED 7/15/2013, AND RECORDED ON 7/24/2013, DOCUMENT # 20130724000300620, IN SHELBY COUNTY, AL.

3. REGIONS BANK, an Alabama Corporation, erroneously executed a Release of Mortgage for the **\$50,000.00** Mortgage. The Release of Mortgage filed in the Office of the Judge of Probate Records for **Shelby** County, AL as Instrument No.: **20210419000193420** Book/Reel/Libor **N/A**: Page/Folio **N/A** on **04/19/2021**.

Regions Bank desires to reconfirm the lien and reconfirm the existence of the **\$50,000.00** Mortgage as a priority lien on the Mortgaged Property.

NOW THEREFORE, in consideration of the foregoing, Regions Bank, hereby asserts and affirms the following:

4. Regions Bank hereby confirms the continuing existence and validity of the lien of the **\$50,000.00** Mortgage recorded in the Office of the Judge of Probate Records for **Shelby** County, AL.
5. The action taken by REGIONS BANK to release the Mortgage was in error and is void, no consideration having been paid by the Mortgagor for such Release.

Executed this on **7<sup>th</sup> day of July, 2021**

Regions Bank

  
**Donna Burch**, Assistant Vice President

STATE OF MISSISSIPPI  
COUNTY OF LAMAR

Personally appeared before me, the undersigned authority in and for the said county and state, on this **7<sup>th</sup>** day of **July, 2021**, within my jurisdiction, the within named **Donna Burch**, who acknowledged that she is **Assistant Vice President** of **REGIONS BANK**, and that on behalf of the said entity, and as its act and deed, she executed the above and foregoing instrument, after first having been duly authorized by said entity so to do.

  
NOTARY PUBLIC

**Shelby Lott**

Document Prepared by **Donna Burch**  
Regions Bank  
P O Bank 18001  
Hattiesburg, MS 39402



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