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This Document Prepared By:
REGINA M. UHL
SANDLER LAW GROUP
717 N. HARWOOD, SUITE 1600
DALLAS, TX 75201

Recording Requested By and Return To:
REGIONS
ATTENTION: ASSUMPTION/MODIFICATION DEPT
5214 LINCOLN RD EXT
HATTIESBURG, MS 39402

_____[Space Above This Line For Recording Data]_____
Original Recorded Date: October 27, 2015 Modified Interest Bearing Amount: \$79,820.59
Original Principal Amount: \$163,500.00

MODIFICATION AGREEMENT

for (HELOC's and HELOAN's)

Loan No: 0016008767

This Modification Agreement ("Modification Agreement"), made this **7th day of January, 2025**, between **ESTHER B SHAW**, whose address is **480 RIDGE ROAD, SHELBY, AL 35143** ("Borrower") and **REGIONS BANK, 5214 LINCOLN RD EXT, HATTIESBURG, MS 39402** ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), dated **October 7, 2015** and recorded in **INSTRUMENT NUMBER 20151027000374750** of the Official Records of the County Recorder's or Clerk's Office of the **County of SHELBY COUNTY, Alabama** and (2) the Promissory Note, executed by the Borrower in the original principal amount of **\$163,500.00** (the "Note"), payable to the Lender, bearing the same date as, and secured by, the Security Instrument, and (3) prior extensions or modifications of the Note and Security Instrument, if any. The Security Instrument covers the real and personal property described in the Security Instrument and defined therein as the "Property," located at:

480 RIDGE ROAD, SHELBY, AL 35143
[Property Address]

the real property described being set forth as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

In consideration of the mutual promises and agreements, and for other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the Borrower and Lender hereby agree as follows:

1. **Principal Balance.** The outstanding principal balance under the Note is currently **\$79,820.59**.
2. **Interest and Payments.** Interest will accrue and be charged on the Note from **February 7, 2025** at a fixed yearly rate of **4.500%**. Interest will be calculated on the same basis as provided

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Loan No: 0016008767

in the Note. Any previously applicable Rate Discounts, however, are discontinued as a condition of this Modification Agreement. The Borrower will pay the principal of and interest on the Note in **120** consecutive monthly installments of **\$827.25** each, on the **seventh** day of each month commencing **March 7, 2025**. A final installment equal to all of the principal of and interest on the Loan then remaining unpaid shall be due and payable on **February 7, 2035**.

3. **No Additional Advances.** Lender has no obligation to make any additional advances to Borrower under the Note.
4. **Effect of Bankruptcy Discharge.** Notwithstanding anything to the contrary contained in this Modification Agreement, Borrower and Lender acknowledge that, if a discharge in bankruptcy that has been granted to Borrower prior to the execution of this Modification Agreement, such discharge is effective and Lender may not pursue Borrower for personal liability. In such event, however, (a) Borrower acknowledges that Lender retains certain rights, including but not limited to the right to foreclose its lien evidenced by the Security Instrument under appropriate circumstances, (b) the parties agree that the consideration for this Modification Agreement is Lender's forbearance from presently exercising its rights and pursuing its remedies under the Security Instrument as a result of Borrower's default thereunder, and (c) nothing in this Modification Agreement shall be construed to be an attempt to collect against Borrower personally or an attempt to revive personal liability.
5. **Additional Documents.** The Borrower agrees to make and execute other such documents, whether contemporaneous herewith or at a later date, as may be necessary or required to effectuate the terms and conditions of this Modification Agreement, including, without limitation, amendments to the Security Instrument.
6. **No Novation; Note, Security Agreement Remain in Effect.** This Modification Agreement shall not constitute a novation. Nothing in this Modification Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note or the Security Instrument. Except as specifically modified and amended by this Modification Agreement, the Note shall remain in full force and effect in accordance with their terms, and the Security Instrument shall continue in full force and effect as security for the Note, as the Note has been modified by this Modification Agreement. Nothing in this Modification Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Mortgage.

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Loan No: 0016008767

IN WITNESS WHEREOF, the undersigned have executed this instrument under seal as of the day and date first above written.

Esther B Shaw (Seal)
ESTHER B SHAW -Borrower
Seal

State of Alabama §

County of SHELBY COUNTY §

I, WILLIAM E. WALTER, a Notary Public, hereby certify that **ESTHER B SHAW** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this JANUARY 16, 2025

[Seal]

William E. Walter

Notary Public

WILLIAM E. WALTER

(Printed Name)

My commission expires: 10/25/28

Loan No: 0016008767

REGIONS BANK

Lender

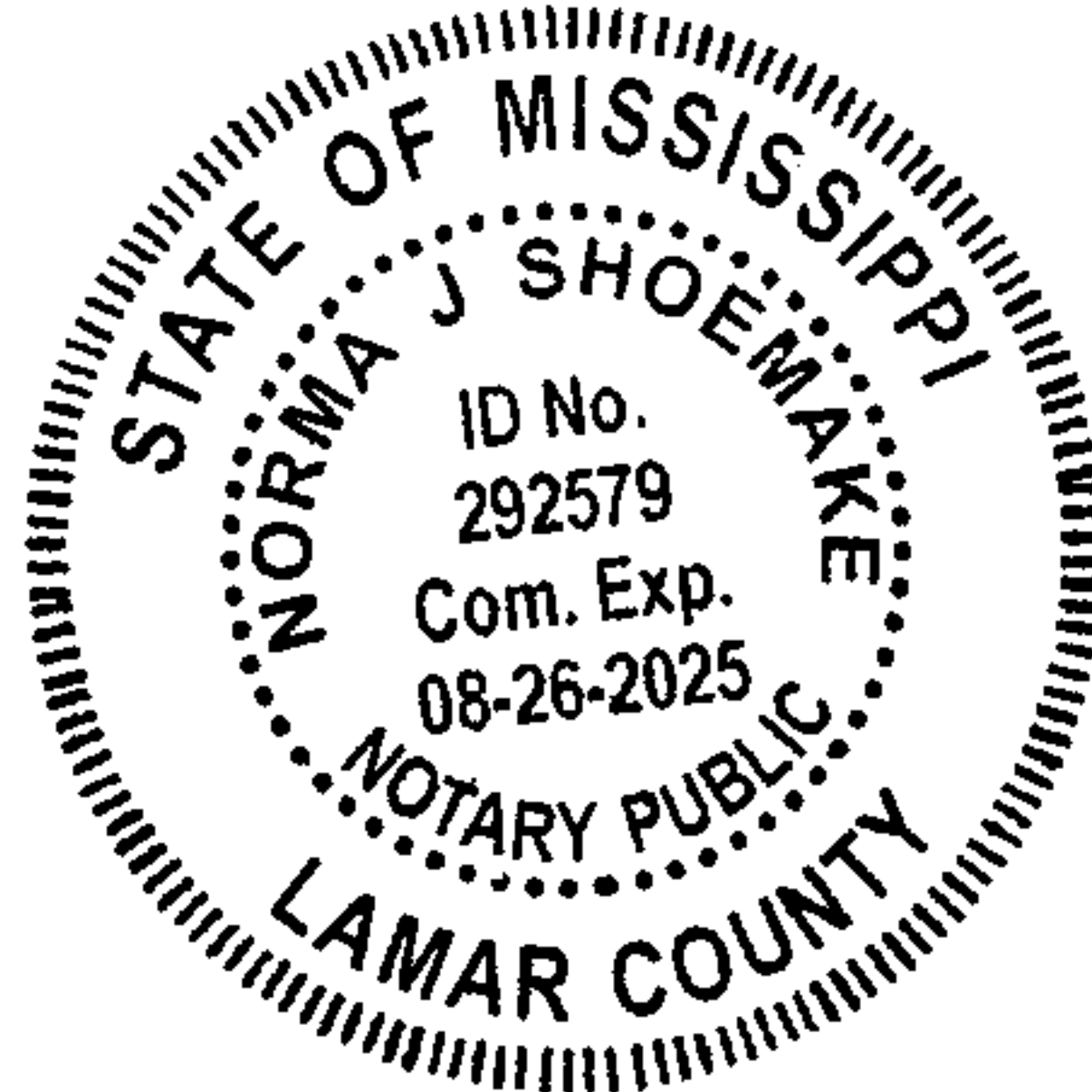
Bob Fillingane (Seal)
By: **BOB FILLINGANE**

Title: **ASSISTANT VICE PRESIDENT**State of Mississippi §County of Lamar §

I, Norma J Shoemaker, a Notary Public in and for said County in said State, hereby certify that **BOB FILLINGANE** whose name as **ASSISTANT VICE PRESIDENT** of **REGIONS BANK**, a **State Chartered Bank**, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said **State Chartered Bank**.

Given under my hand this January 22, 2025.

[Seal]



Norma J Shoemaker
Notary Public

NORMA J SHOEMAKE

(Printed Name)

My commission expires: 08/26/2025ALMDRGFIX
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Loan No: 0016008767

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:
LOT 31, ACCORDING TO THE SURVEY OF WAXA SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 5, 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 JERRY LAYNE SHAW, SR. AND WIFE, ESTHER BURNESE SHAW,
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP FROM ROY LATHAM, AN UNMARRIED MAN BY
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP DATED 7/31/1996, AND RECORDED
ON 8/5/1996, DOCUMENT # 1996-25160, IN SHELBY COUNTY, AL.

The Real Property or its address is commonly known as 480 RIDGE ROAD, SHELBY, AL 35143.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/12/2025 01:57:05 PM
\$153.85 PAYGE
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Allie S. Bayl