

Recording Requested By:

Regions Bank d/b/a Regions Mortgage
5214 Lincoln Road Extension
Hattiesburg, MS 39402

Return To:

Regions Bank d/b/a Regions Mortgage
Chelsee Tate
5214 Lincoln Road Extension
Hattiesburg, MS 39402

Prepared By: Chelsee Tate
5214 Lincoln Rd Ext.
Hattiesburg, MS 39402

**MORTGAGE REINSTATEMENT AND MODIFICATION
OF LEGAL DESCRIPTION**

THIS AGREEMENT, made this 24th day of March, 2025, by and between **Alberta K. Jones AKA Alberta Jones, unmarried woman**, hereinafter called the Mortgagor, and Regions Bank d/b/a Regions Mortgage, hereinafter called the Mortgagee, witnessed: That,

WHEREAS, the Mortgagor executed in favor of Regions Bank, that certain Mortgage dated **May 4, 2021**, in the amount of **\$64,000.00** providing for the conveyance of certain real property in **Shelby County, Alabama**, which said Mortgage was recorded **May 21, 2021**, as **Instrument #20210521000250620** in **Book N/A at Page N/a** of the Public Records of **Shelby County, Alabama**.

WHEREAS, said mortgage incorrectly included a legal description which encumbered a property located at 120 Country Hills Rd, Montevallo, AL 35115-5455.

WHEREAS a corrective release of mortgage was recorded March 13, 2025, Instrument # 20250313000074950 to remove and release the property located at 120 Country Hills Rd, Montevallo, AL 35115-5455 from the mortgage, of which Mortgagor held no claim or interest, described, to wit:

Tract 4-A, According to The Survey of Green Family Estates, As Recorded In Map Book 17, Page 61 In The Probate Office Of Shelby County, Alabama; Being Situated In Shelby County, Alabama. This Being the Same Property Conveyed to Charles T. Jones and Wife, Alberta K. Jones, For And During Their Joint Lives And Upon The Death Of Either Of Them, Then To The Survivor Of Them In Fee Simple, Dated 09/20/1993 and Recorded On 09/22/1993 In Instrument No. 1993-29225, In The Shelby County Recorder's Office.

WHEREAS the Mortgagor and Mortgagee do hereby mutually agree to add, amend, modify and change the legal description, and reinstate, the Mortgage described above.

NOW THEREFORE, in consideration of the mutual agreements herein contained, it is covenanted and agreed as follows:

- 1) Said Mortgage dated **May 4, 2021**, is hereby modified and amended as follows:
The legal description of the real property in **Shelby County, Alabama**, shown as the described property of said Mortgage shall read as follows, to wit:

Begin at the intersection of the right-of-way of Alabama Highway No. 25 with the Northeast corner of Lot 13 according to plat of Murray Hill Subdivision, Sector One as shown by Map Book 5. Page 92, in the Probate Office of Shelby County, Alabama, and run thence in an Easterly direction along the South right-of-way line of said Alabama Highway No. 25 200 feet to a point; thence run in a Southerly direction and parallel with the East line of Lot 13 according to said Subdivision, 220.6 feet to a point; thence run Westerly and parallel with the South right-of-way line of said Highway a distance of 200 feet to the East line of said Lot 13; thence run Northerly along the East line of said Lot 13 a distance of 220.6 feet to the point of beginning; said lot being situated in NW 1/4 of SE 1/4 and SW 1/4 of NE 1/4, all in Section 2, Township 24 North, Range 12 East.

PARCEL ID NO. 36 1 02 0 001 050.001

- 2) The mortgagor hereby consents and agrees that the \$64,000 mortgage, recorded May 4, 2021, recorded as Instrument # **20210521000250620**, is **valid and reinstated as amended. Nothing herein contained shall be construed to release the Mortgagor from any obligation or liability under said Mortgage as herein modified and amended.**

- 3) The lien of said Mortgage dated **May 4, 2021**, as herein modified and amended, is and shall henceforth be, a valid first lien upon the real property described above.

- 4) This Agreement and each provision hereof shall be binding upon each of the parties hereto, and their respective heirs, legal representatives, successors, grantees and assigns.

In testimony whereof, the said **Alberta Jones** has hereunto set our hands and seals, and the said **Regions Bank d/b/a Regions Mortgage** has executed these presents, causing its name to be signed hereto by its **Assistant Vice President** and its corporate seal to be affixed hereto the day and year first above written.

In testimony whereof, the said **Alberta Jones** has hereunto set our hands and seals and the said Regions Bank d/b/a Regions Mortgage has executed these presents, causing it's name to be signed hereto by it's **Assistant Vice President** and it's corporate seal to be affixed hereto the day and year first above written.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

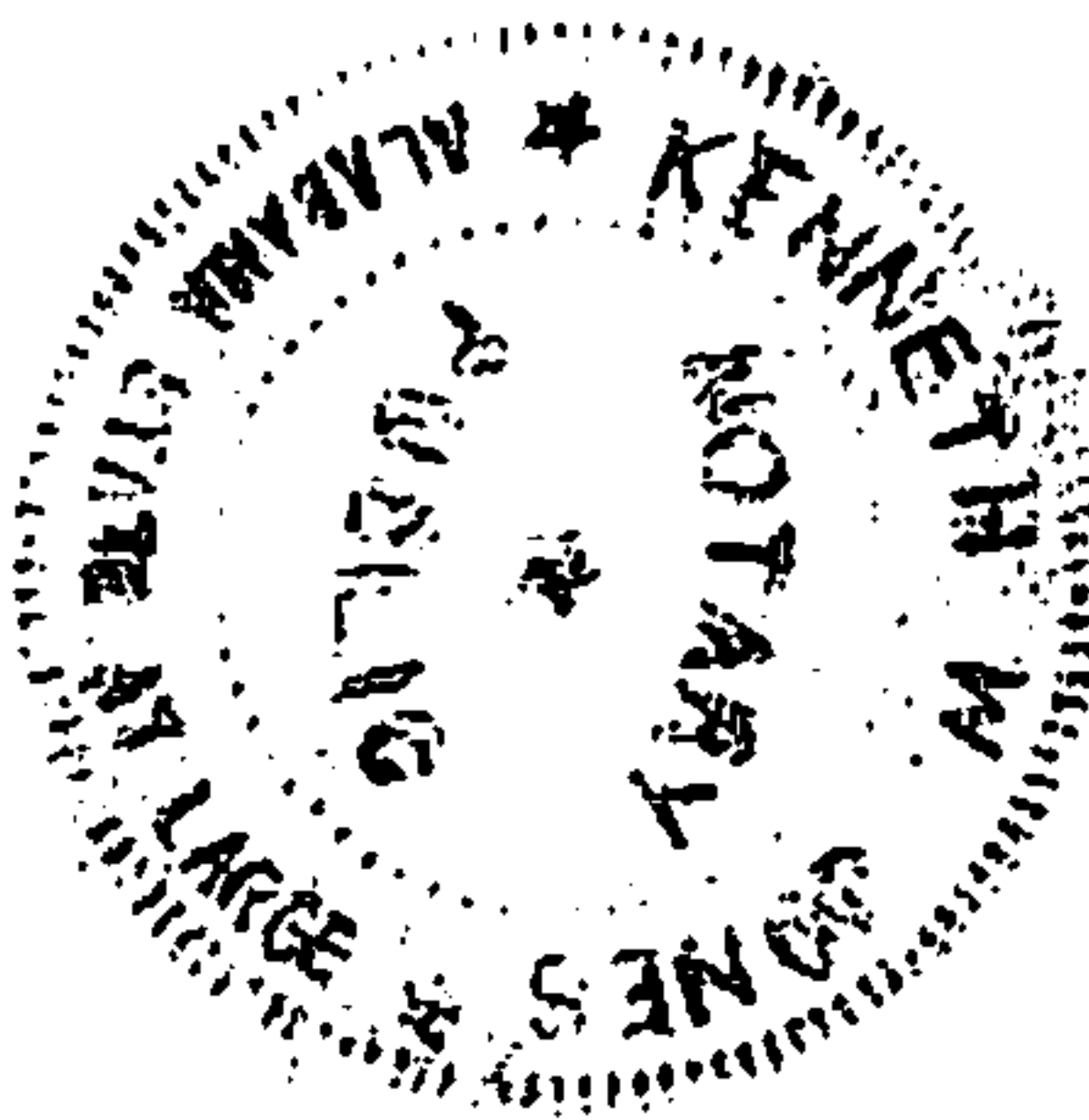
Alberta K. Jones
ALBERTA JONES

State of ALABAMA
County of Shelby

On March 24, 2025 (date) before me, Kenneth W. Jones
Notary Public, personally appeared Alberta Jones and
Alberta Jones, personally known to me (or proved to me on
the basis of satisfactory evidence) to be the persons whose names are subscribed to the
within instrument and acknowledged to me that they executed the same in their
authorized capacity(is), and that by their signatures on the instrument the persons, or the
entity upon behalf of which the persons acted, executed the instrument.

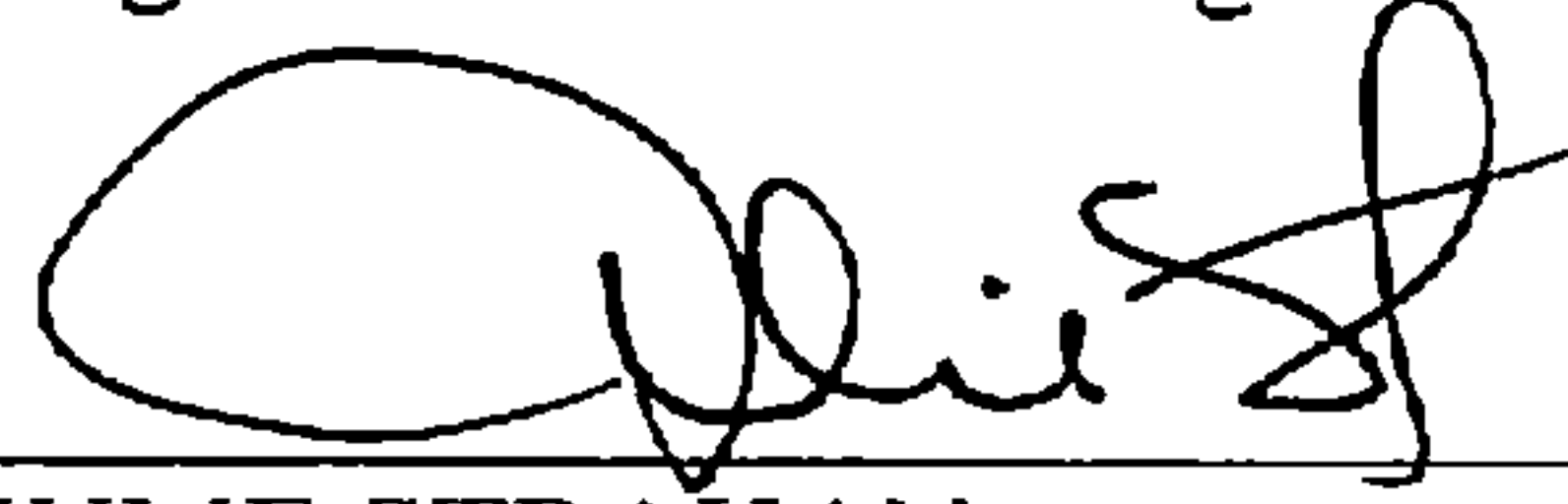
WITNESS my hand and official seal.

(Seal)



Kenneth W. Jones
Notary Public
My commission expires: 02-17-2029

Regions Bank d/b/a Regions Mortgage



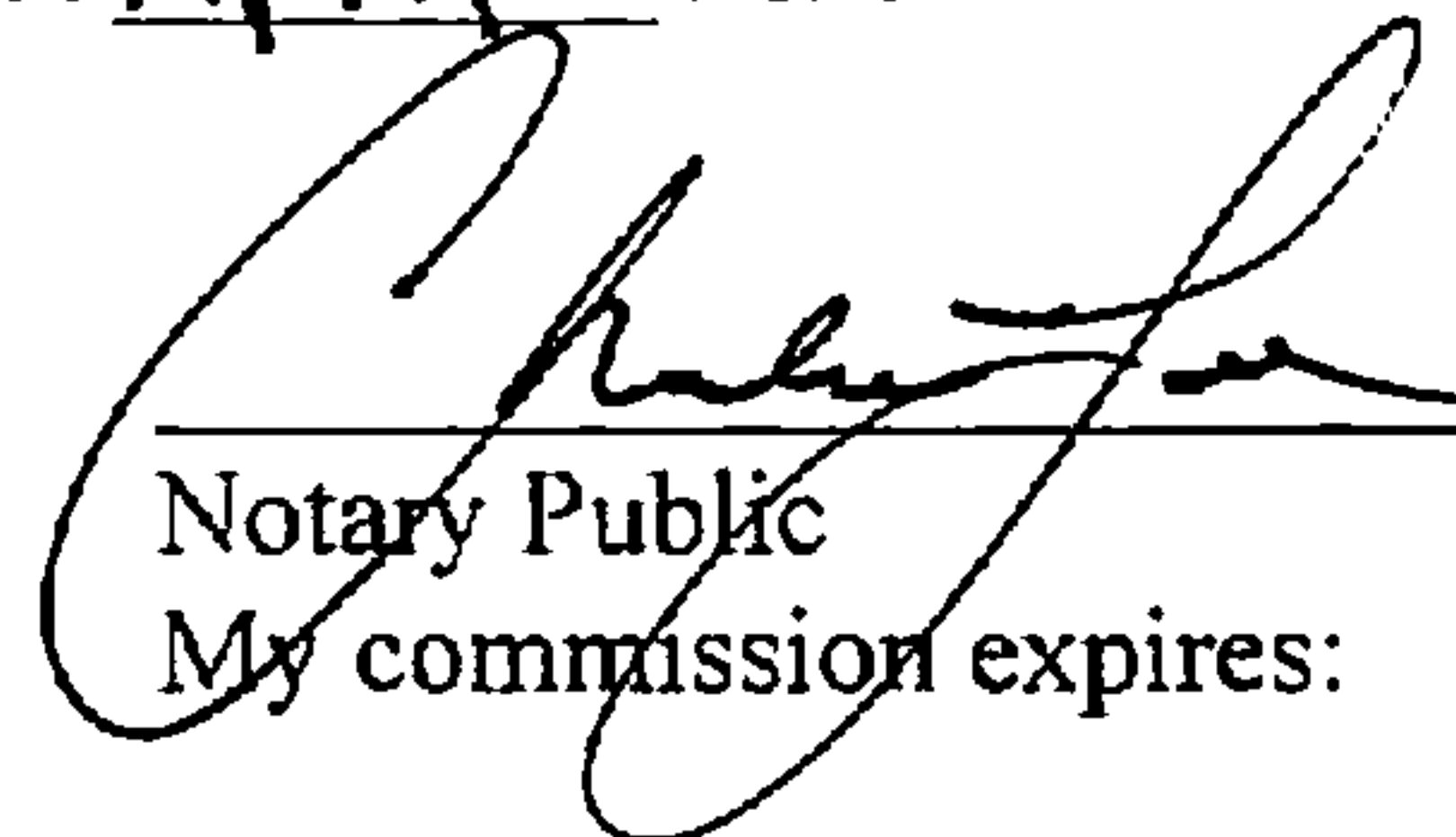
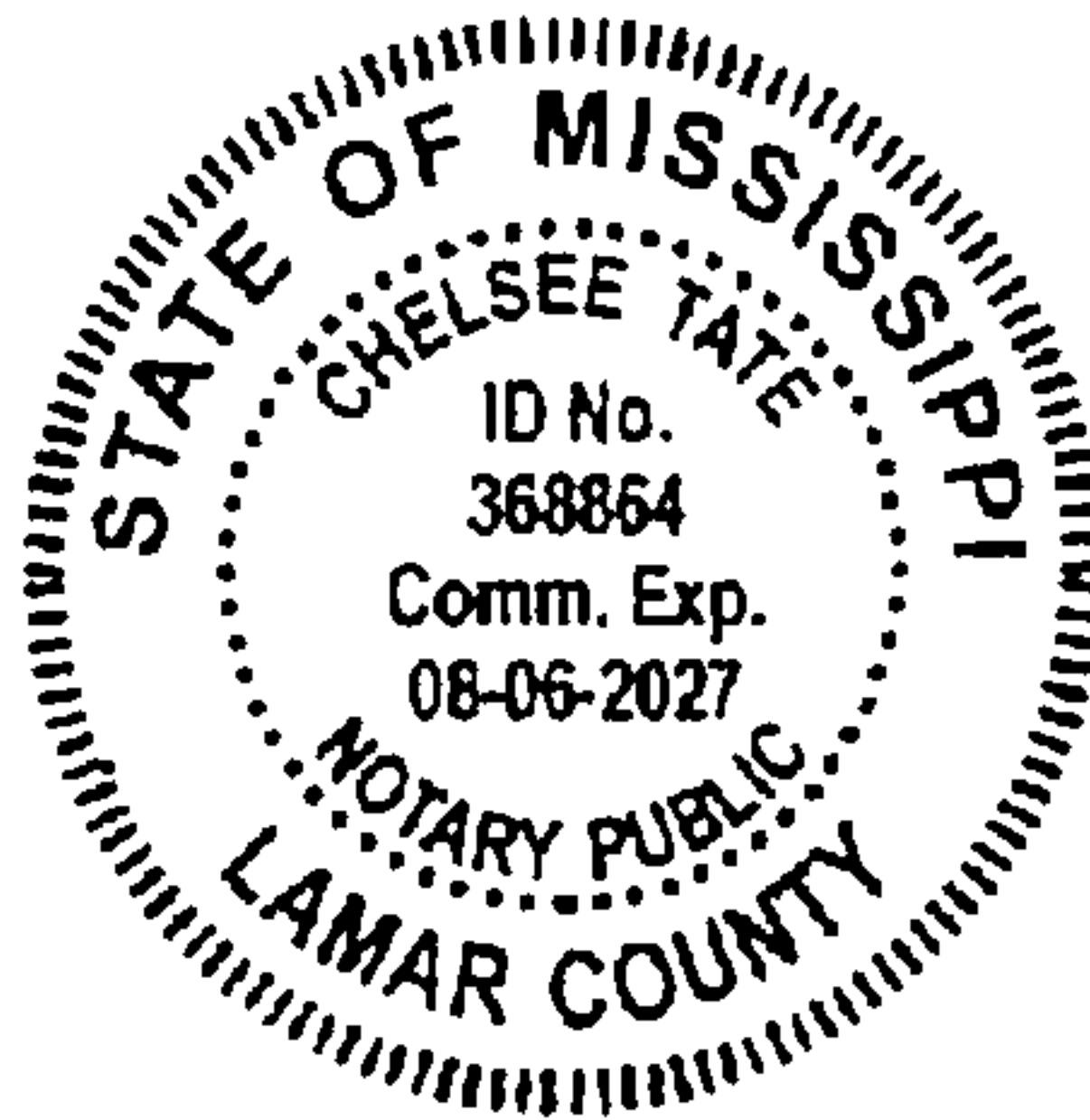
JULIE STRAHAN

Asst. Vice President

State of Mississippi
County of Lamar

I, a Notary Public in and for said County in said State, hereby certify that **Julie Strahan**, whose name as **Assistant Vice President** of **Regions Bank d/b/a Regions Mortgage**, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 1st day of April 2025.



Notary Public
My commission expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/01/2025 11:55:24 AM
\$32.00 PAYGE
20250401000096280

Alex S. Bayl