

After Recordation Return to:
PINNACLE BANK
2013 CANYON ROAD
BIRMINGHAM, AL 35216

Inst # 1997-05159

02/18/1997-05159
12:44 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 REC 24.00

Inst # 1997-05159

MODIFICATION AND EXTENSION OF PROMISSORY NOTE/MORTGAGE

BORROWER		MORTGAGOR	
MARK S ROTHENSTINE KELLY S ROTHENSTINE		MARK S ROTHENSTINE KELLY S ROTHENSTINE HUSBAND AND WIFE	
ADDRESS 1328 APPELATE DRIVE ALABASTER, AL 35007		ADDRESS 1328 APPELATE DRIVE ALABASTER, AL 35007	
TELEPHONE NO.	IDENTIFICATION NO.	TELEPHONE NO.	IDENTIFICATION NO.
ADDRESS OF REAL PROPERTY: LOT 14 PARK FOREST ALABASTER, AL 35115			

THIS MODIFICATION AND EXTENSION OF PROMISSORY NOTE/MORTGAGE, dated the 6th day of February, 1997,
is executed by and between the parties identified above and PINNACLE BANK, 1811 2ND AVE, JASPER, AL 35501

(Lender)

A. On May 24, 1996, Lender made a loan ("Loan") to Borrower evidenced by Borrower's promissory note or agreement ("Note") payable to Lender in the original principal amount of Eighty Five Thousand and no/100 Dollars (\$ 85,000.00).

which Note is secured by a mortgage ("Mortgage") dated May 24, 1996, executed by Mortgagor for the benefit of Lender and encumbering the real property described on Schedule A ("Property"), and recorded on May 31, 1996 at INST # 1996-17589 in the records of the JUDGE OF PROBATE of SHELBY County, Alabama. The Note and Mortgage and any other related documents are hereafter cumulatively referred to as the "Loan Documents".

B. The Note and Mortgage are hereby modified as follows:

1. TERMS OF REPAYMENT.

☐ The maturity date of the Note is extended to _____, at which time all outstanding sums due to Lender under the Note shall be paid in full, and the Mortgage is modified accordingly. The parties acknowledge and agree that, as of _____, the unpaid principal balance due under the Note was \$ _____, and the accrued and unpaid interest on that date was \$ _____. The new repayment terms are as follows:

2. ADDITIONAL MODIFICATIONS.

☒ The Note and Mortgage are further modified as follows:
INCREASE LOAN AMOUNT FROM 85,000.00 TO 92,000.00, A DIFFERENCE OF 7,000.00.

C. Additional Representations, Warranties and Agreements.

Mortgagor represents and warrants that Mortgagor owns the property free and clear of any liens or encumbrances other than the liens described on Schedule B below. Except as expressly modified herein, all terms and conditions of the Loan Documents shall remain in full force and effect. The parties hereby adopt, ratify and confirm these terms and conditions as modified. Borrower and Mortgagor agree to execute any additional documents which may be required by Lender to carry out the intention of this Agreement. As of the date of this Agreement, there are no claims, defenses, setoffs or counterclaims of any nature which may be asserted against Lender by any of the undersigned.

SCHEDULE A

The following described real property located in the County of SHELBY, State of Alabama

LOT 14, ACCORDING TO THE SURVEY OF PARK FOREST - FOURTH SECTOR, AS RECORDED IN MAP BOOK 18, PAGE 95, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MINERALS AND MINING RIGHTS EXCEPTED.

SCHEDULE B

MORTGAGOR: MARK S ROTHENSTINE

MARK S ROTHENSTINE

MORTGAGOR:

MORTGAGOR:

MORTGAGOR:

MORTGAGOR: KELLY S ROTHENSTINE

KELLY S ROTHENSTINE

MORTGAGOR:

MORTGAGOR:

MORTGAGOR:

BORROWER: MARK S ROTHENSTINE

MARK S ROTHENSTINE

BORROWER:

BORROWER:

BORROWER:

BORROWER: KELLY S ROTHENSTINE

KELLY S ROTHENSTINE

BORROWER:

BORROWER:

BORROWER:

LENDER: PINNACLE BANK

By: James B. Sanders

State of Alabama)

County of Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark S. Rothenstine and wife Kelly S. Rothenstine 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, they/he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 05 day of February, 1997
(Notarial Seal) James B. Sanders
Notary Public

MY COMMISSION EXPIRES FEBRUARY 24, 1997

State of Alabama)

County of)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____ whose name(s) as _____ of _____ 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, they/he/she, as such _____ and with full authority, executed the same voluntarily for and as the act of said _____

Given under my hand and official seal this _____ day of _____, 19____
(Notarial Seal)

Inst # 1997-05159
Notary Public

THIS DOCUMENT WAS PREPARED BY: PINNACLE BANK
AFTER RECORDING, RETURN THIS DOCUMENT TO LENDER.

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