

This instrument was prepared by

First National Bank of Shelby County (name)

Columbiana, AL 35051 (address)

State of Alabama Space Above This Line For Recording Data

MODIFICATION OF MORTGAGE

DATE AND PARTIES. The date of this Real Estate Modification (Modification) is 08-04-2003.
The parties and their addresses are:

MORTGAGOR: Ronnie Hunt and Sherry Hunt, husband and wife
P. O. Box 1210
Columbiana, AL 35051

LENDER: First National Bank of Shelby County
Organized and existing under the laws of the United States of America
P.O. Box 977
Columbiana, AL 35051
[REDACTED]

BACKGROUND. Mortgagor and Lender entered into a Security Instrument dated 03-07-1997 and recorded on 03-10-1997. The Security Instrument was recorded in the records of Shelby County, Alabama at Instrument Number 1997-07329.
The property is located in Shelby County at Exhibit A: 204 Milner Street Columbiana, AL 35051, ; Exhibit B: Off Hwy. 30 Wilsonville, AL 35186.

Described as:

Property being described on attached Exhibit "A" attached hereto and made part and parcel hereof and incorporated by reference as fully as if set out herein, which said Exhibit is signed for the purpose of identification.

Ronnie Hunt and Ronnie Lawson Hunt are one and the same.
Sherry Hunt and Sherry F. Hunt are one and the same.

MODIFICATION. For value received, Mortgagor and Lender agree to modify the original Security Instrument. Mortgagor and Lender agree that this Modification continues the effectiveness of the original Security Instrument. The Security Instrument was given to secure the original debts and obligations (whether identified as Secured Debts, Sums Secured, or otherwise) that now have been modified. Together with this Modification, the Security Instrument now secures the following debts and all extensions, renewals, refinancings, modifications and replacements. *(Include items such as borrower's name, note or contract amounts, interest rates (whether variable), maturity dates, etc.)*

This property being described on Exhibit "B" attached hereto is added as additional collateral to that existing mortgage recorded in Instrument Number 1997-07329; which said Exhibit is signed for the purpose of identification.

☐ **MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by the Security Instrument at any one time will not exceed \$ _____ ☐ which is a \$ _____ ☐ increase ☐ decrease in the total principal amount secured. This limitation of amount does not include interest and other fees and charges validly made pursuant to the Security Instrument. Also, this limitation does not apply to advances made under the terms of the Security Instrument to protect Lender's security and to perform any of the covenants contained in the Security Instrument.

WARRANTY OF TITLE. Mortgagor warrants that Mortgagor is or will be lawfully seized of the estate conveyed by the Security Instrument and has the right to grant, bargain, convey, sell, and mortgage the property. Mortgagor also warrants that such same property is unencumbered, except for encumbrances of record.

CONTINUATION OF TERMS. Except as specifically amended in this Modification, all terms of the Security Instrument remain in effect.

SIGNATURES: By signing below, Mortgagor agrees to the terms and covenants contained in this Modification. Mortgagor also acknowledges receipt of a copy of the Modification.

Ronnie Hunt (Seal)
(Signature) Ronnie Hunt (Date)

Sherry Hunt (Seal)
(Signature) (Date)

(Signature) (Date) (Seal)

(Witness as to all signatures)

(Signature) Sherry Hunt (Date) (Seal)

(Signature) (Date) (Seal)

(Signature) (Date) (Seal)

(Witness as to all signatures)

ACKNOWLEDGMENT:

STATE OF Alabama, COUNTY OF SHELBY } ss.

(Individual) I, a notary public, hereby certify that Ronnie Hunt; Sherry Hunt, husband and wife

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 4th day of August, 2007.

My commission expires: 9/12/03
(Seal)

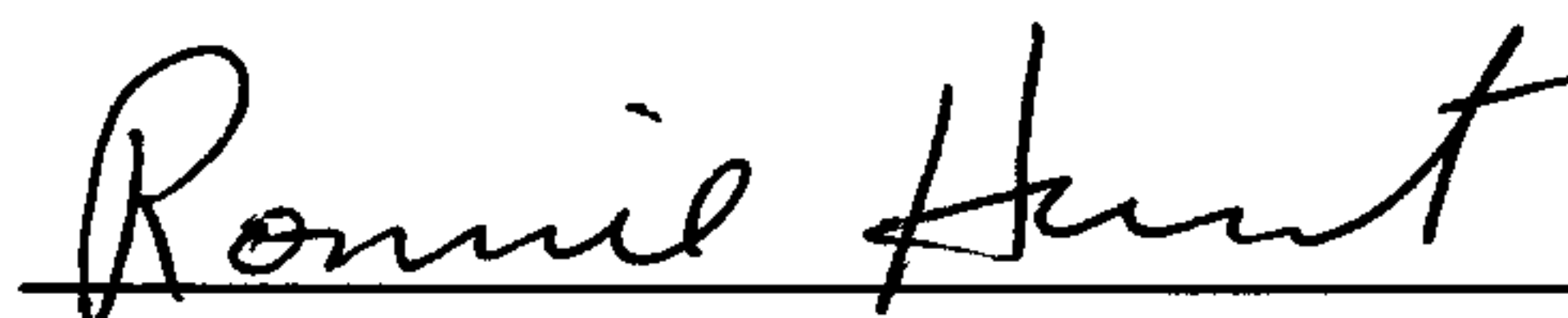
William R. Gentry
(Notary Public)

Exhibit "A"

A parcel of land in the SW 1/4 of the NW 1/4 of Section 25, Township 21 South, Range 1 West, being the same land described in a deed to Calvin D. and Virginia Green, recorded in Deed Book 222 at page 587, of the Real Property Records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Commencing at the SW corner of the SW 1/4 of the NW 1/4 of said Section 25; thence North 00 deg. 00 min. 00 sec. West along the west line of said section, a distance of 801.97 feet to a point; thence North 74 deg. 39 min. 04 sec. East a distance of 21.13 feet to a 3/4 inch pipe, found at the point of beginning, on the west line of Milner Street; thence North 01 deg. 19 min. 56 sec. West along the east line of said street a distance of 83.00 feet to a 3/4 inch pipe, found; thence North 75 deg. 59 min. 04 sec. East a distance of 151.58 feet to a 1/2 inch pipe, found; thence South 12 deg. 20 min. 56 sec. East a distance of 71.40 feet to a 1/2 inch rebar set with a cap stamped "S. Wheeler, RPLS 16165"; thence South 74 deg. 39 min. 04 sec. West a distance of 102.35 feet to a 1/2 inch rebar set with a cap stamped "S. Wheeler, RPLS 16165"; thence South 22 deg. 47 min. 00 sec. East a distance of 5.76 feet to a 1/2 inch rebar set with a cap stamped "S. Wheeler, RPLS 16165"; thence South 74 deg. 39 min. 04 sec. West a distance of 66.30 feet to the point of beginning.

SIGNED FOR IDENTIFICATION:



Ronnie Hunt



Sherry Hunt

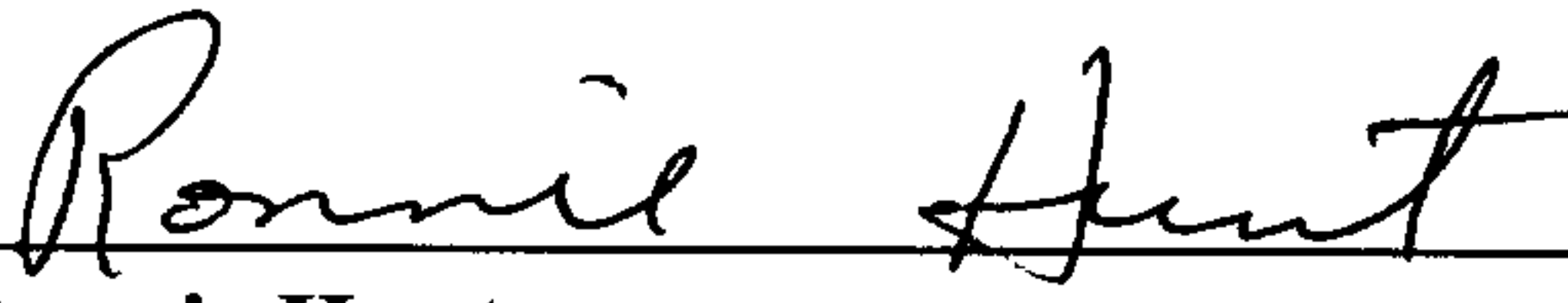
Exhibit "B"

That part of the East half of the West half of SW 1/4 of SE 1/4 and the West half of West half of East half of SW 1/4 of SE 1/4 of Section 16, Township 21 South, Range 1 East, which lies North of Shelby County Highway No. 30, according to survey of Frank W. Wheeler, Registered Land Surveyor, dated August 3, 1978.

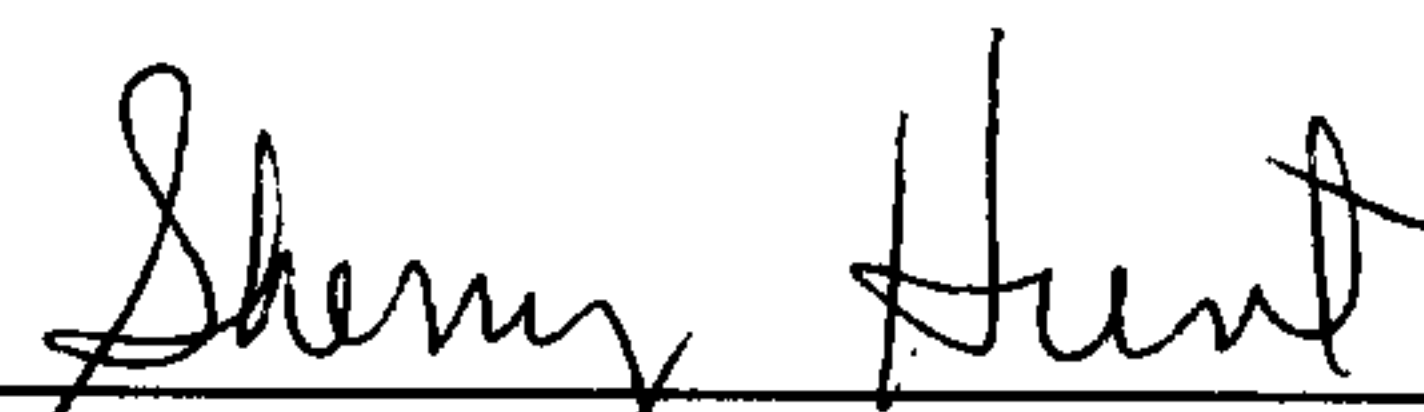
Less and Except property as described in deed recorded in Deed Book 354, Page 626 in Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

SIGNED FOR IDENTIFICATION:



Ronnie Hunt



Sherry Hunt