



20090602000208580 1/3 \$63.35  
Shelby Cnty Judge of Probate, AL  
06/02/2009 11:50:04 AM FILED/CERT

This instrument was prepared by

BRYANT BANK (name)

21290 HIGHWAY 25 COLUMBIANA ALABAMA 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 05-20-2009.

The parties and their addresses are:

**MORTGAGOR:** CRO-MOR, LLC,  
101 NORTH MAIN  
COLUMBIANA, AL 35051

**LENDER:** BRYANT BANK  
ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF ALABAMA  
21290 HIGHWAY 25  
COLUMBIANA, AL 35051

**BACKGROUND.** Mortgagor and Lender entered into a Security Instrument dated 04-16-2007 and recorded on 05-04-2007. The Security Instrument was recorded in the records of SHELBY County, Alabama at INSTRUMENT #20070504000207910. The property is located in SHELBY County at 101 N MAIN STREET, COLUMBIANA, AL 35051.

Described as:  
SEE ATTACHED EXHIBIT "A"

**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.)*

NOTE DATED 5/20/2009 IN THE AMOUNT OF \$269,016.46

MORTGAGE TAXES ONLY PAID ON \$30,886.05 INCREASE

☒ **MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by the Security Instrument at any one time will not exceed \$ UNLIMITED ☒ which is a \$0.00 ☒ 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.

CRO-MOR, LLC

(Signature) RAMONA F. MORRISON, MEMBER

(Date)

(Seal)

(Signature)

(Date)

(Seal)

(Signature)

(Date)

(Seal)

(Signature)

(Date)

(Seal)

(Signature)

(Date)

(Seal)

(Signature)

(Date)

(Seal)

(Witness as to all signatures)

(Witness as to all signatures)

**ACKNOWLEDGMENT:**

STATE OF Al.

COUNTY OF Shelby

} ss.

(Individual)

I, a notary public, hereby certify that Ramona F. Morrison

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 20th day of May 2009.

My commission expires:

(Seal)

Melinda S. Walker  
(Notary Public)

MELINDA S. WALKER  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
April 9, 2013




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## Exhibit "A"

A lot in the Town of Columbiana, Alabama, being a part of the SE 1/4 of NE 1/4 of Section 26, Township 21 South, Range 1 West and situated in the Northeast intersection of East College Street and Main Street in Columbiana, Alabama, and being the lot upon which a garage is situated and fronting 66 1/2 feet on the East side of Main Street and running back along the North side of East College Street a distance of 75 feet and being a part of Lot 62 according to Horsley's Map of Town of Columbiana, Alabama.

Situated in Shelby County, Alabama.

  
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