

\$ 168.00

RECORDATION REQUESTED BY:

Central State Bank
Main Office
P O Box 180
Calera, AL 35040

WHEN RECORDED MAIL TO:

Central State Bank
Main Office
P O Box 180
Calera, AL 35040

(Increase \$100,000.00)

#12420

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated March 25, 2013, is made and executed between Kevin Dodge, a married man (referred to below as "Grantor") and Central State Bank, whose address is P O Box 180, Calera, AL 35040 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated April 15, 2009 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded 4/17/2009 in Instrument # 20090417000142150, and Modification of Mortgage Recorded 2/4/2010 in Instrument # 201002040000035210.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in Shelby County, State of Alabama:

See Attached Description

The Real Property or its address is commonly known as 583 Hwy 24, Montevallo, AL 35115.

MODIFICATION. Lender and Grantor hereby modify the Mortgage as follows:

Mortgagee hereby allows mortgagor to increase the original Mortgage Agreement and, as modified and amended, from One Hundred Thousand and 00/100 Dollars (\$100,000.00) to Two Hundred Thousand and 00/100 Dollars (\$200,000.00).

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED MARCH 25, 2013.

THIS MODIFICATION IS GIVEN UNDER SEAL AND IT IS INTENDED THAT THIS MODIFICATION IS AND SHALL CONSTITUTE AND HAVE THE EFFECT OF A SEALED INSTRUMENT ACCORDING TO LAW.

GRANTOR:

* Kevin Dodge (Seal)
Kevin Dodge

LENDER:

CENTRAL STATE BANK

X [Signature] (Seal)
Authorized Signer

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Shelby Cnty Judge of Probate, AL
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MODIFICATION OF MORTGAGE
(Continued)

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This Modification of Mortgage prepared by:

Name: Diane Rachels, NMLS# 908111
Address: P O Box 180
City, State, ZIP: Calera, AL 35040

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama

)

) SS

COUNTY OF Shelby

)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **Kevin Dodge**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Modification, he or she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of March, 2013.

[Signature]
Notary Public

My commission expires My Commission Expires April 4, 2016

LENDER ACKNOWLEDGMENT

STATE OF Alabama

)

) SS

COUNTY OF Shelby

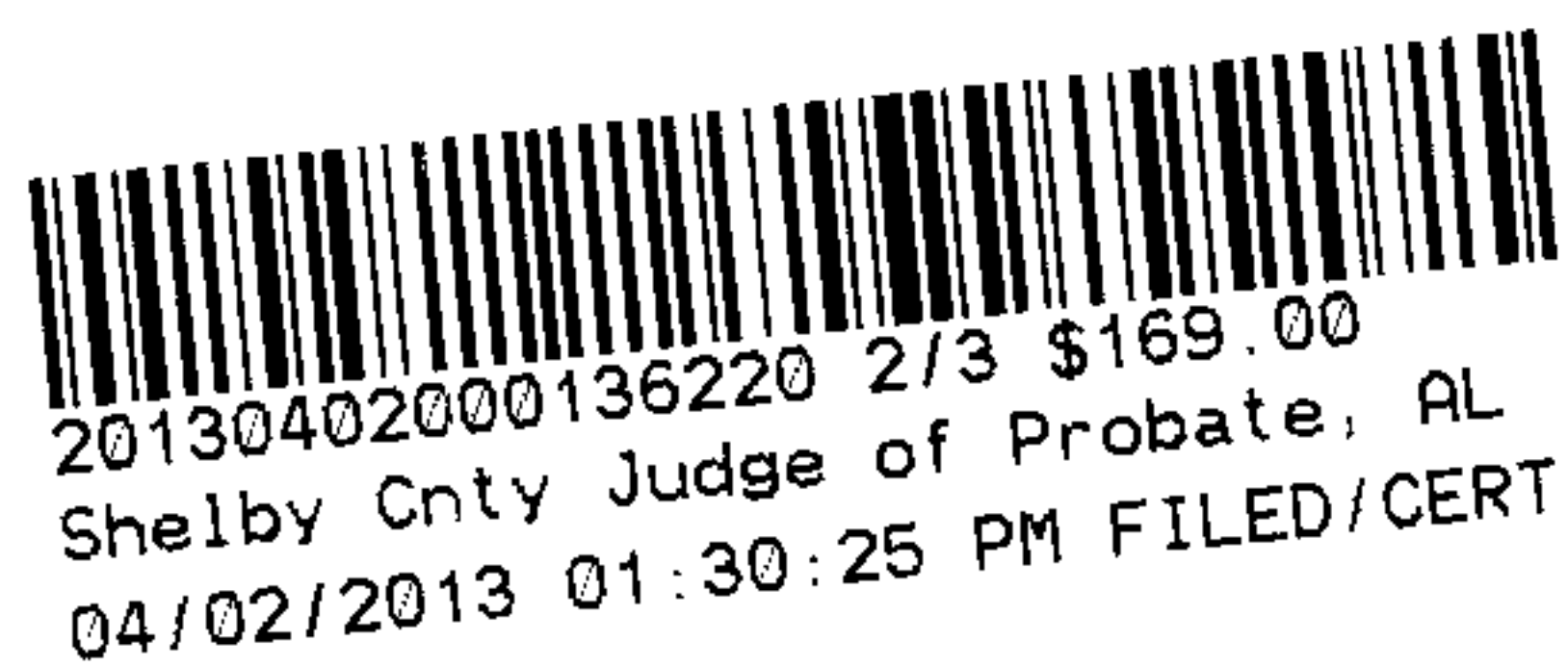
)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Shane Schroeder whose name as President of **Central State Bank** is signed to the foregoing Modification and who is known to me, acknowledged before me on this day that, being informed of the contents of the Modification of Mortgage, he or she, in his or her capacity as such President of **Central State Bank**, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 25th day of March, 2013.

[Signature]
Notary Public

My commission expires 8-17-14



NORTH PARCEL:

Commence at a ½-inch rebar in place being the Northwest corner of the Southwest ¼ of the Northwest ¼ of Section 36, Township 21 South, Range 3 West, Shelby County, Alabama; thence proceed South 00 degrees 11 minutes 36 seconds West along the West boundary of said ¼ - ¼ Section for a distance of 372.17 feet to a ½-inch rebar in place, said point being the point of beginning; from this beginning point proceed South 87 degrees 15 minutes 07 seconds East for a distance of 329.81 feet to a ½-inch capped rebar in place; thence proceed North 01 degrees 02 minutes 11 seconds West for a distance of 26.75 feet to a ½-inch rebar in place; thence proceed South 59 degrees 35 minutes 54 seconds East for a distance of 53.48 feet to a ½-inch rebar in place; thence proceed South 45 degrees 32 minutes 06 seconds East for a distance of 134.32 feet to a ½-inch rebar in place; thence proceed South 47 degrees 30 minutes 37 seconds East for a distance of 112.26 feet to a ½-inch rebar in place, being located on the Northerly right of way of Shelby County Road No. 24 (Longview-Montevallo Road); thence proceed South 68 degrees 00 minutes 31 seconds West along the Northerly right of way of said road for a distance of 101.36 feet; thence proceed South 60 degrees 23 minutes 15 seconds West along the Northerly right of way of said road for a distance of 62.80 feet; thence proceed South 55 degrees 24 minutes 41 seconds West along the Northerly right of way of said road for a distance of 61.67 feet; thence proceed South 49 degrees 49 minutes 49 seconds West along the Northerly right of way of said for a distance of 74.98 feet; thence proceed South 44 degrees 16 minutes 33 seconds West along the Northerly right of way of said road for a distance of 64.92 feet; thence proceed South 38 degrees 07 minutes 20 seconds West along the Northerly right of way of said road for a distance of 64.90 feet; thence proceed South 32 degrees 15 minutes 07 seconds West along the Northerly right of way of said road for a distance of 70.19 feet; thence proceed South 28 degrees 42 minutes 31 seconds West along the Northerly right of way of said road for a distance of 57.14 feet; thence proceed South 27 degrees 59 minutes 43 seconds West along the Northerly right of way of said road for a distance of 92.99 feet; thence proceed South 31 degrees 26 minutes 54 seconds West along the Northerly right of way of said road for a distance of 53.99 feet; thence proceed South 37 degrees 29 minutes 05 seconds West along the Northerly right of way of said road for a distance of 59.67 feet; thence proceed South 43 degrees 15 minutes 21 seconds West along the Northerly right of way of said road for a distance of 60.05 feet to a point on the West boundary of said ¼ - ¼ Section; thence proceed North 00 degrees 11 minutes 36 seconds East along the West boundary of said ¼ - ¼ Section for a distance of 764.68 feet to the point of beginning.



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