



20131122000460060 1/2 \$40.40  
Shelby Cnty Judge of Probate, AL  
11/22/2013 03:31:51 PM FILED/CERT

This instrument was prepared by

ANNA L TYLER (name)

126 N NORTON AVE., SYLACAUGA, AL 35150 (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 10-28-2013.  
The parties and their addresses are:

**MORTGAGOR:** WILLIAM H. FARGASON III AND LAURA G. FARGASON, HUSBAND & WIFE  
1423 HIGHWAY 1  
BESSEMER, AL 35022

**LENDER:** SOUTHFIRST BANK--SYLACAUGA  
ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA  
126 NORTH NORTON AVENUE  
P.O. BOX 167 SYLACAUGA, AL 35150

**BACKGROUND.** Mortgagor and Lender entered into a Security Instrument dated 11-26-2012 and recorded on 12-26-2012. The Security Instrument was recorded in the records of SHELBY County, Alabama at JUDGE OF PROBATE.  
The property is located in SHELBY County at 1423 HIGHWAY 1, BESSEMER, AL 35022.

Described as:  
SEE SCHEDULE A

   
(page 1 of 2)

**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.)*

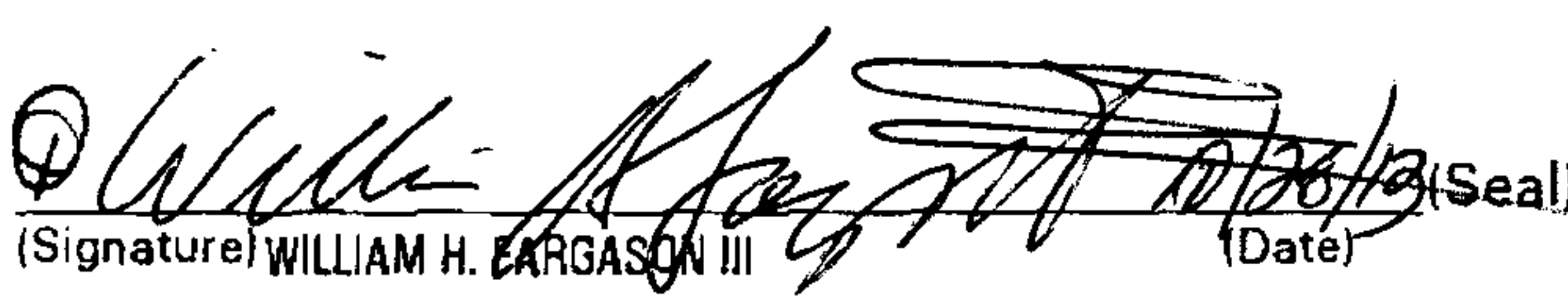

MODIFICATION OF MORTGAGE FOR WILLIAM H. FARGASON, III AND LAURA G. FARGASON FOR A MORTGAGE AMOUNT OF \$16,200.00 WITH A MATURITY DATE OF OCTOBER 28, 2018. INSTRUMENT NUMBER IS 20121226000491000 1/5 CURRENT PRINCIPLE BALANCE IS \$15,573

☐ **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.

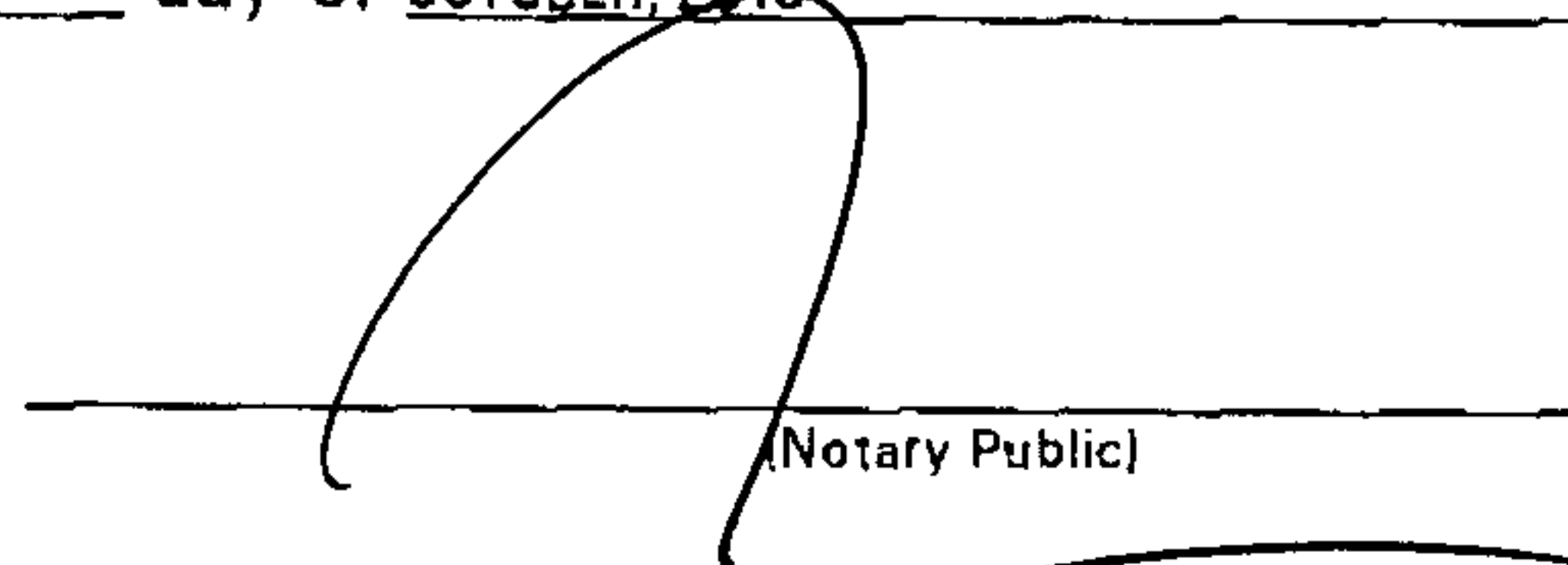
 (Signature) WILLIAM H. FARGASON III (Seal) (Date) 10/28/13	 (Signature) LAURA G. FARGASON (Seal) (Date) 10/28/13
_____ (Signature) (Date)	_____ (Signature) (Date)
_____ (Signature) (Date)	_____ (Signature) (Date)
_____ (Witness as to all signatures)	_____ (Witness as to all signatures)

**ACKNOWLEDGMENT:**

STATE OF ALABAMA, COUNTY OF Jefferson } ss.  
(Individual) I, a notary public, hereby certify that WILLIAM H. FARGASON III; LAURA G. FARGASON, HUSBAND & 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 28TH day of OCTOBER, 2013.  
My commission expires:

(Seal)



  
(Notary Public)

