


THIS INSTRUMENT PREPARED BY:  
Richard W. Theibert, Esq.  
Najjar Denaburg, P.C.  
2125 Morris Avenue  
Birmingham, AL 35203

  
20140702000199880 1/6 \$34.00  
Shelby Cnty Judge of Probate, AL  
07/02/2014 11:42:43 AM FILED/CERT

STATE OF ALABAMA )  
COUNTY OF SHELBY ) **MORTGAGE MODIFICATION AGREEMENT**

This Agreement is by and between ServisFirst Bank ("Bank"), A-1 Products, Inc. ("Borrower"), and Meredith Atwater and Alexander Atwater (collectively, "Accommodation Mortgagor"), and Charles F. Atwater, heir of Sandra Bray Atwater, Julie Atwater Seals, heir of Sandra Bray Atwater, and Alexander Raymond Atwater, heir of Sandra Bray Atwater. Charles F. Atwater is a single man. Julie Atwater Seals is a married woman. Alexander Raymond Atwater is a single man.

WHEREAS, Borrower is indebted to Bank as evidenced by an SBA Note dated October 6, 2008, in the original principal amount of \$835,000.00, and secured by an Accommodation Future Advance Mortgage Assignment of Rents and Leases and Security Agreement on real property situated in Shelby County, Alabama, such mortgage being recorded on October 21, 2008, at Instrument no. 20081021000412390 in the Office of the Judge of Probate, Shelby County, Alabama ("Mortgage"); and

WHEREAS, Borrower, Bank and Accommodation Mortgagor desire to modify the terms of the Mortgage as set forth herein.

NOW, THEREFORE, for and in consideration of the premises, Borrower, Bank and Accommodation Mortgagor agree that the terms of the Mortgage are modified as follows:

- The real property described on the attached Exhibit "A", which is owned by Charles F. Atwater, Jr., Julie Atwater Seals, and Alexander Raymond Atwater, heirs of Sandra Bray Atwater, shall be added as collateral for the Mortgage. Said real property is the homestead of Charles F. Atwater, Jr., and not the homestead of Julie Atwater Seals or Alexander Raymond Atwater.
- The real property described on the attached Exhibit "B" shall be released as collateral for the Mortgage.
- Charles F. Atwater, Jr., Julie Atwater Seals, and Alexander Raymond Atwater, heirs of Sandra Bray Atwater, shall be added as additional Accommodation Mortgagors.

Except as modified herein, all of the terms and conditions of the Mortgage shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed effective the 15<sup>th</sup> day of APRIL, 2014.

WITNESS:



**BORROWER:**

A-1 Products, Inc.



By: Alexander Atwater  
Its: President

WITNESS:

Kristie Mueller

AMC AM

Kristie Mueller

**ACCOMMODATION MORTGAGOR:**

Charles F. Atwater

Charles F. Atwater, heir of Sandra Bray Atwater

Julie Atwater Seals

Julie Atwater Seals, heir of Sandra Bray Atwater

Alexander

Alexander Raymond Atwater, heir of Sandra Bray Atwater

**BANK:**

ServisFirst Bank

By: [Signature]  
Its: [Signature]

WITNESS:

[Signature]

WITNESS

[Signature]

[Signature]

Kristie Mueller

**ACKNOWLEDGED BY:**

Alexander Atwater

Alexander Atwater

Meredith Atwater

Meredith Atwater

Charles Atwater, Jr.

Charles Atwater, Jr.

STATE OF ALABAMA     )  
COUNTY OF JEFFERSON    )

I, the undersigned, Notary Public in and for said County in said State, hereby certify that Alexander Atwater, whose name as President of A-1 Products, Inc., a corporation, 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 the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 15 day of April, 2014.

[Signature]  
Notary Public  
My commission expires: 6/26/2014



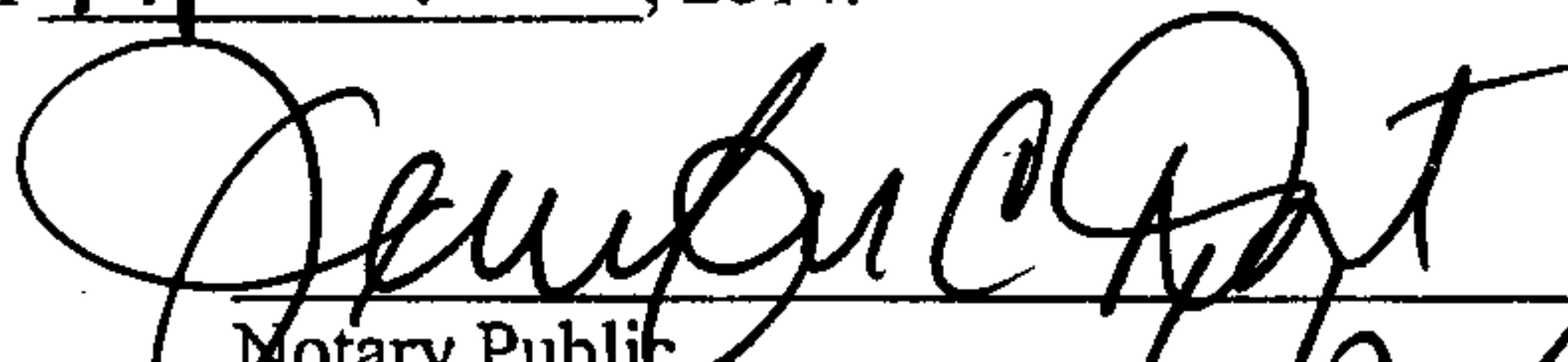
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STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, Notary Public in and for said County in said State, hereby certify that Charles Atwater, Jr., 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 the instrument, he executed the same voluntarily the day the same bears date.

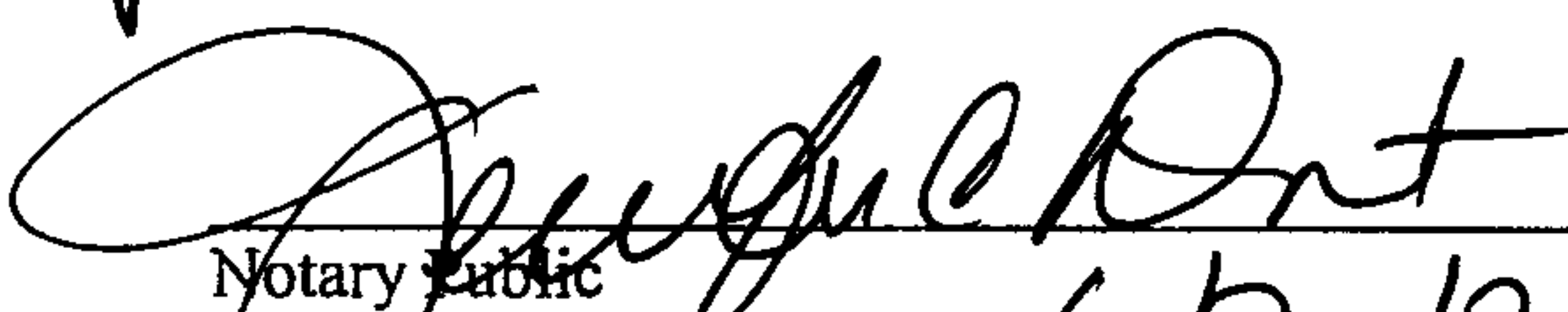
Given under my hand this 15 day of April, 2014.

  
Notary Public  
My commission expires: 6/26/2014

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, Notary Public in and for said County in said State, hereby certify that Alexander Atwater, 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 the instrument, he executed the same voluntarily the day the same bears date.

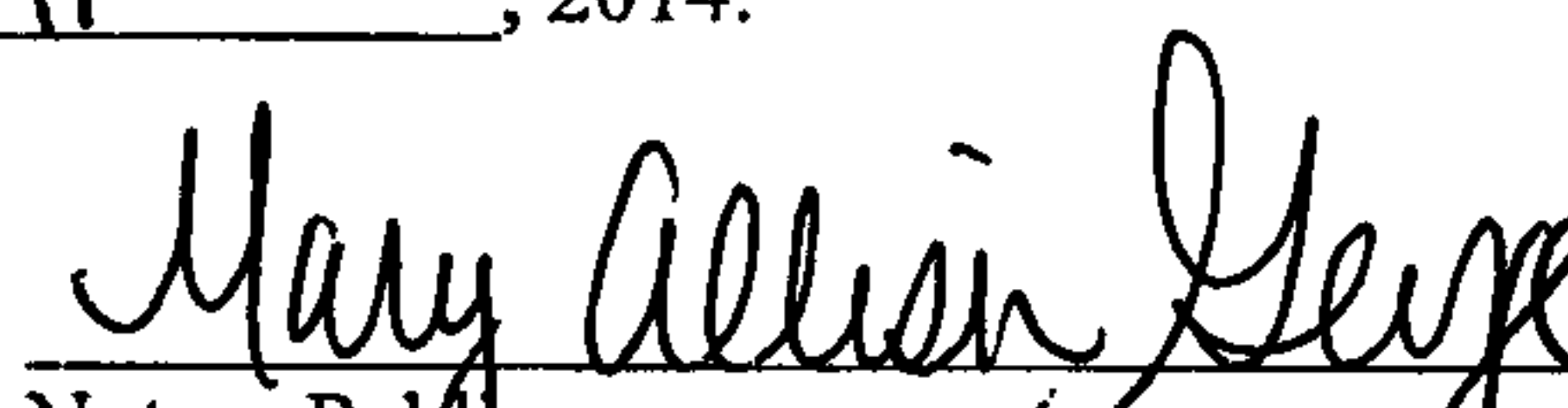
Given under my hand this 15 day of April, 2014.

  
Notary Public  
My commission expires: 6/26/2014

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, Notary Public in and for said County in said State, hereby certify that Meredith Atwater, 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 the instrument, she executed the same voluntarily the day the same bears date.


Given under my hand this 16<sup>th</sup> day of April, 2014.

  
Notary Public  
My commission expires: 6/26/2014

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, Notary Public in and for said County in said State, hereby certify that Charles F. Atwater, Jr., heir of Sandra Bray Atwater, 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 the instrument, he executed the same voluntarily the day the same bears date.

Given under my hand this 15 day of April, 2014.

  
Notary Public  
My commission expires: 6/26/2014



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STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, Notary Public in and for said County in said State, hereby certify that Julie Atwater Seals, heir of Sandra Bray Atwater, 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 the instrument, she executed the same voluntarily the day the same bears date.

Given under my hand this 24 day of April, 2014.

Alice Alm  
Notary Public  
My commission expires: 8/28/17

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, Notary Public in and for said County in said State, hereby certify that Alexander Raymond Atwater, heir of Sandra Bray Atwater, 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 the instrument, he executed the same voluntarily the day the same bears date.

Given under my hand this 15 day of April, 2014.

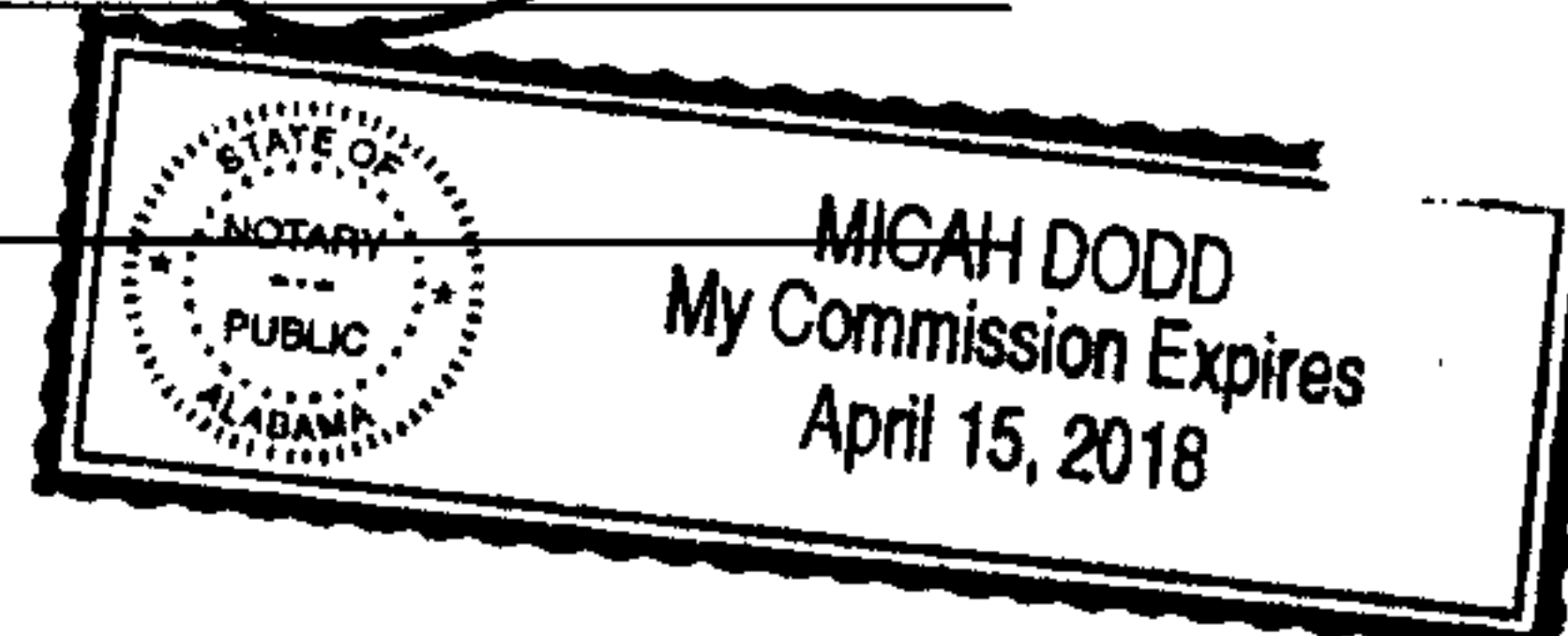
Jennifer Dnt  
Notary Public  
My commission expires: 6/24/2014

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, Notary Public in and for said County in said State, hereby certify that Nic Buleis, whose name as SVP of ServisFirst Bank, 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 the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this \_\_\_\_ day of \_\_\_\_\_, 2014.

[Signature]  
Notary Public  
My commission expires: \_\_\_\_\_



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**Exhibit "A"**

Legal description:

Lot 78, according to the Survey of Meadow Brook 12<sup>th</sup> Sector, as recorded in Map Book 9, Page 27,  
in the Probate Office of Shelby County, Alabama.

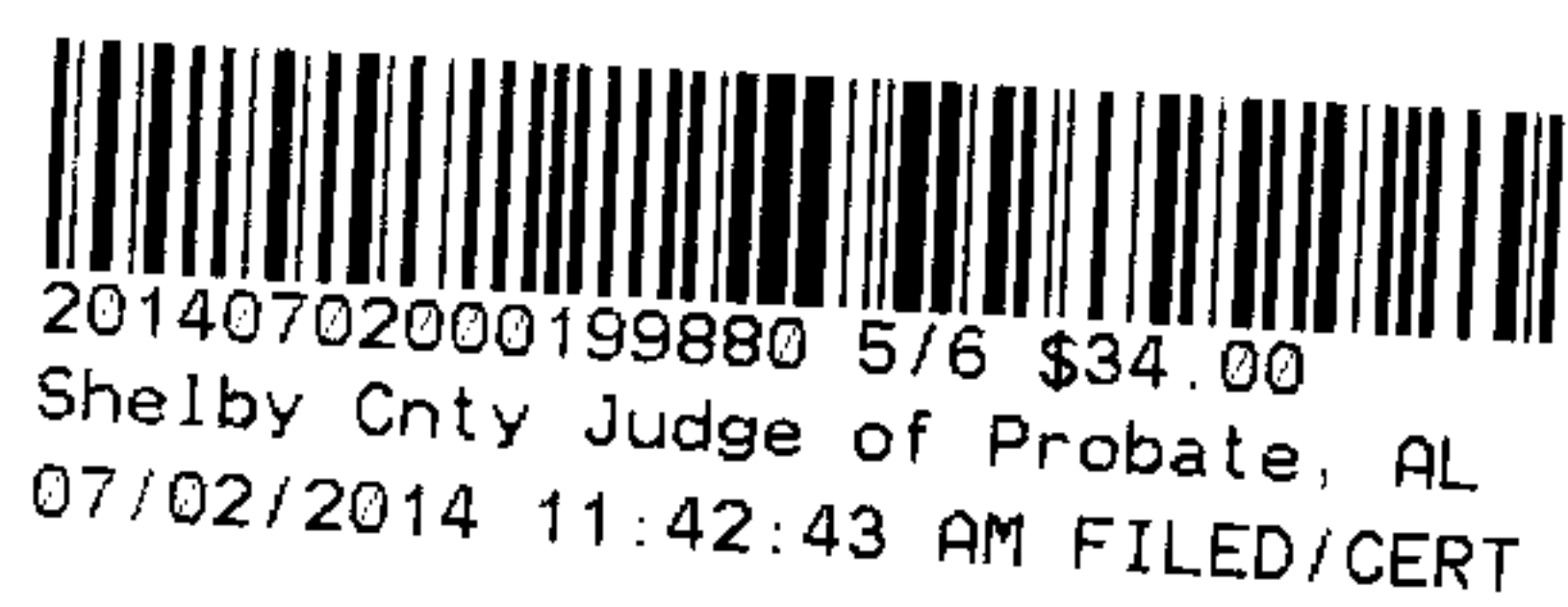





Exhibit "B"

Commence at a 4" x 4" concrete monument in place being the Northwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 31, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the Point of Beginning; from this beginning point proceed North 89°43'22" East along the North boundary of said 1/4 - 1/4 section, for a distance of 412.12 feet; thence proceed South 67°44'07" West for a distance of 1,757.50 feet; thence proceed South 39°22'10" West for a distance of 382.81 feet; thence proceed North 30°52'08" West for a distance of 250.53 feet; thence proceed North 24°00'11" West for a distance of 227.22 feet; thence proceed North 00°00'00" West for a distance of 499.74 feet; thence proceed North 88°43'13" East to the Point of Beginning.

The above described land is located in the NW 1/4 of the SW 1/4, in the NE 1/4 of the SW 1/4 and in the NW 1/4 of the SE 1/4 of Section 31, Township 21 South, Range 1 West, Shelby County, Alabama.

  
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