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02/10/2015 03:51:47 PM
MORTAMEN 1/2

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE is effective as of the 9 day of February, 2015, by and between LAYNE A. SCHRANZ and wife, RACHEL R. SCHRANZ (the "Mortgagors") and SERVISFIRST BANK, an Alabama State Bank (the "Lender").

BACKGROUND

Mortgagors and Lender entered into a Mortgage, Assignment of Rents and Leases, and Security Agreement on August 12, 2013 (hereinafter "Security Instrument"), and recorded on August 19, 2013, in Instrument Number 20130819000337040, in the Probate Court of Shelby County, Alabama, and covered the following described property:

Lot 514, according to the Survey of Eagle Point, 5th Sector as recorded in Map Book 18, page 138, in the Probate Office of Shelby County, Alabama.

MODIFICATION

For value received, Mortgagors and Lender agree to modify the Security Instrument by increasing the amount of the mortgage from One Hundred Thousand and no/100 Dollars (\$100,000.00) to One Hundred Ten Thousand and no/100 Dollars (\$110,000.00).

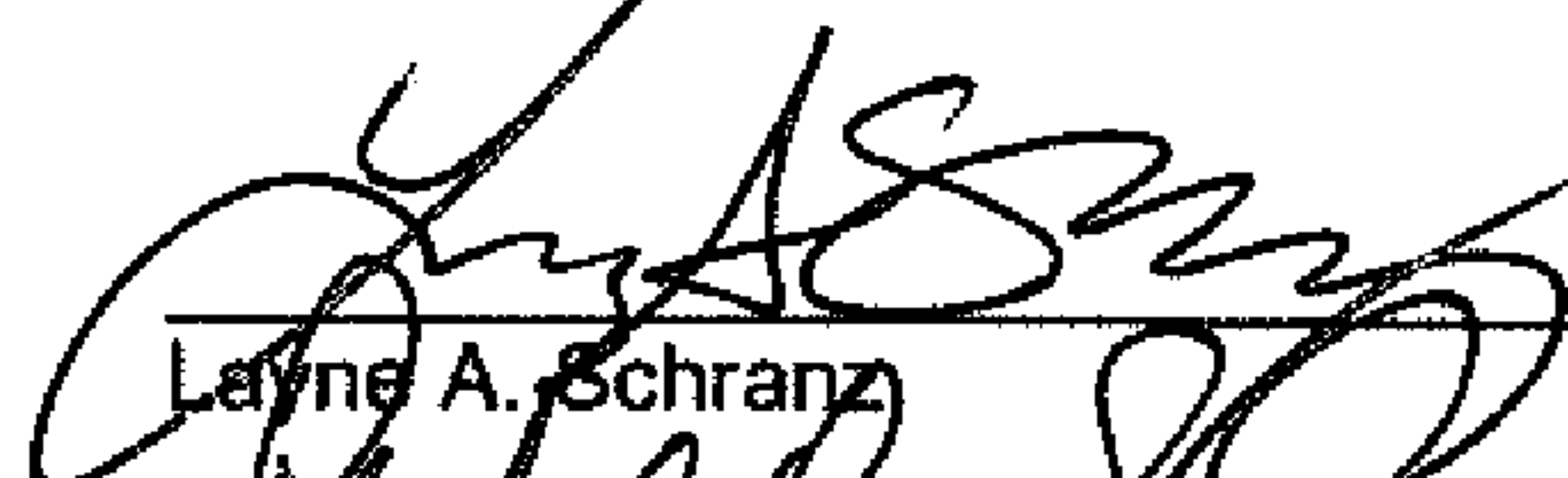
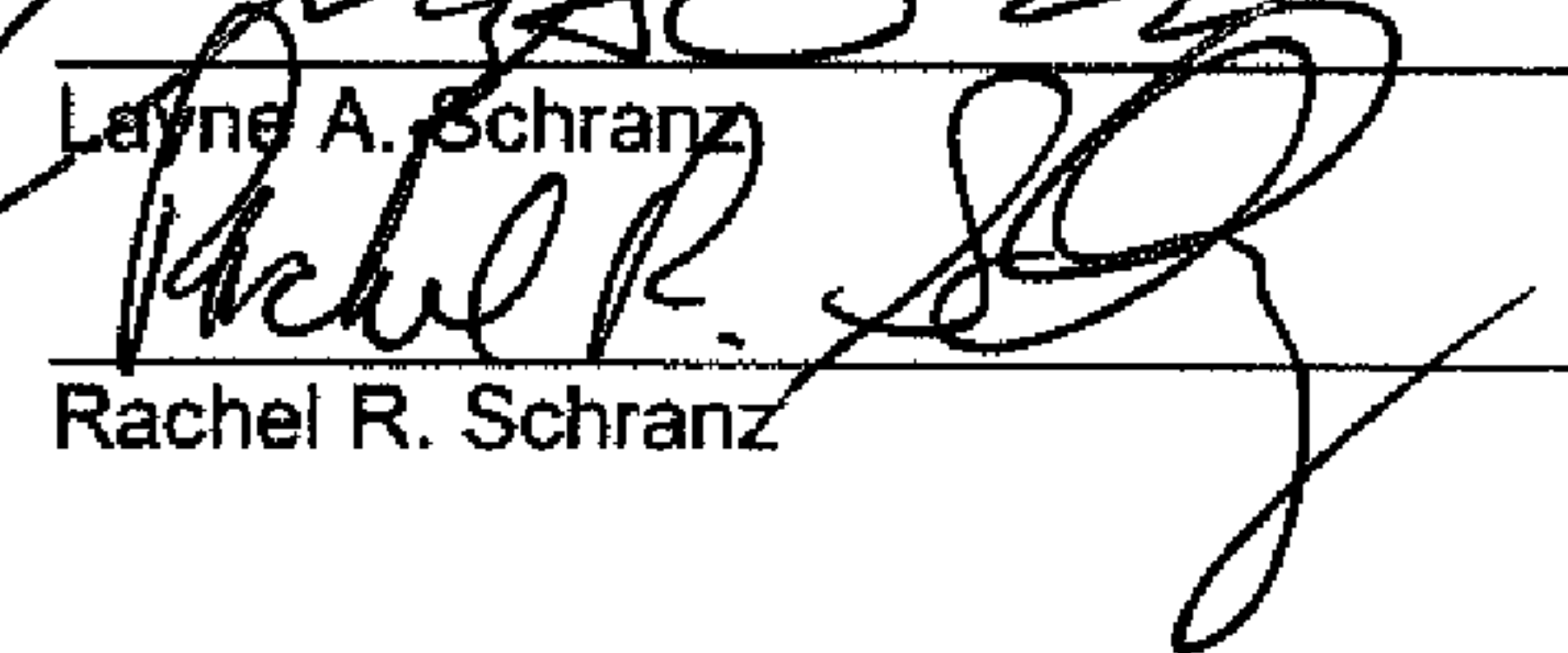
WARRANTY OF TITLE

Mortgagors warrant that Mortgagors continue to be lawfully seized of the estate conveyed by the Security Instrument and have the right to grant, bargain, convey, sell and mortgage with the power of sale the Property. Mortgagors also warrant that the Property is unencumbered, except for encumbrances of record.

CONTINUANCE OF TERMS

Except as specifically amended in this Modification, all of the terms of the Security Instrument shall remain in force and effect.

MORTGAGORS:


Layne A. Schranz [SEAL]

Rachel R. Schranz [SEAL]

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Layne A. Schranz and Rachel R. Schranz, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day same bears date.

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Given under my hand and official seal this 9th day of February, 2015.

Seade H. Lee
NOTARY PUBLIC
My Commission Expires: 10/9/16

[NOTARIAL SEAL]

LENDER:

SERVISFIRST BANK, an Alabama State Bank

By: [Signature] [SEAL]
Brittany Henderson,
Its Commercial Lending Officer

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Brittany Henderson, whose name as Commercial Lending Officer 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 as the act of said bank.

Given under my hand and official seal this 9th day of February, 2015.

Seade H. Lee
NOTARY PUBLIC
My Commission Expires: 10/9/16

[NOTARIAL SEAL]



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/10/2015 03:51:47 PM
\$32.00 CHERRY
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[Signature]