

RECORDATION REQUESTED BY:

USAMERIBANK
Birmingham Region (BH)
1100 Corporate Parkway
Meadow Brook Corporate Park
Birmingham, AL 35242

WHEN RECORDED MAIL TO:

USAmeriBank
Operations Center - FL
PO Box 17540
Clearwater, FL 33762



20170313000084250 1/3 \$72.00
Shelby Cnty Judge of Probate, AL
03/13/2017 12:21:15 PM FILED/CERT

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE

Notice: The original principal amount available under the Note (as defined below), which was \$80,000.00 (on which any required taxes already have been paid), now is increased by an additional \$34,000.00.

THIS MODIFICATION OF MORTGAGE dated February 17, 2017, is made and executed between Daniel P. Van Deventer and Lou A. Van Deventer, Husband and wife, As Joint Tenants With Right Of Survivorship, whose address is 120 Waterloo Bnd, Birmingham, AL 35242 (referred to below as "Grantor") and USAMERIBANK, whose address is 1100 Corporate Parkway, Meadow Brook Corporate Park, Birmingham, AL 35242 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated January 29, 2016 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded 02/08/2016, in Instrument No. 20160208000039520 in the office of the Judge of Probate.

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

Lot 5, according to the Survey of Lake Wellington Estates, as recorded in Map Book 38, Page 90, in the Probate Office of Shelby County, Alabama.

The Real Property or its address is commonly known as 120 Waterloo Bnd, Birmingham, AL 35242. The Real Property tax identification number is 10-2-10-0-009-005.000 THIS PROPERTY IS THE HOMESTEAD OF THE GRANTOR.

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

Principal Increased from \$80,000.00 to \$114,000.00.

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.

GRANT OF MORTGAGE - POWER OF SALE. The Grant of Mortgage paragraph shall include the power of sale.

MODIFICATION OF MORTGAGE
(Continued)

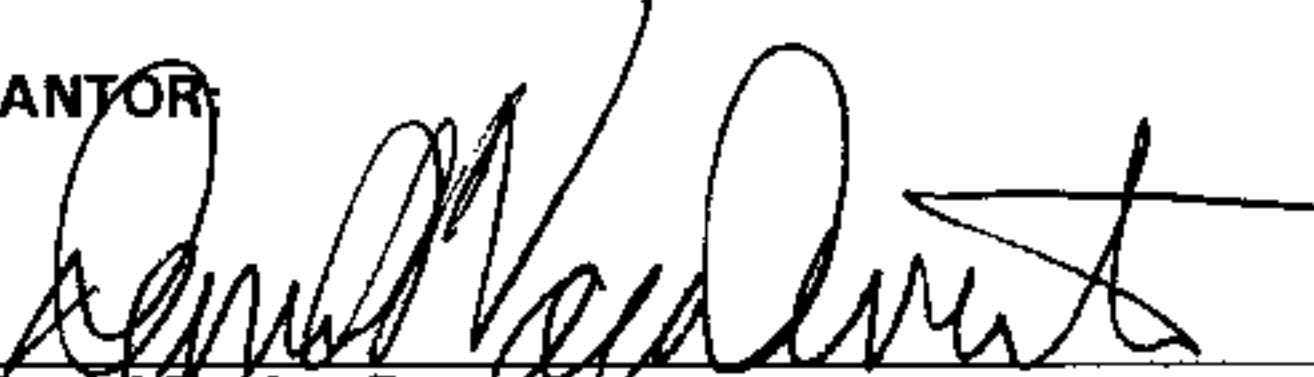
Loan No: 800501900


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GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED FEBRUARY 17, 2017.

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:

X  (Seal)
Daniel P. Van Deventer

X  (Seal)
Lou A. Van Deventer

LENDER:

USAMERIBANK
X  (Seal)
Authorized Signer



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This Modification of Mortgage prepared by:

Name: Shelia Banks, Doc Prep Department
Address: 1100 Corporate Parkway
City, State, ZIP: Birmingham, AL 35242

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Daniel P. Van Deventer and Lou A. Van Deventer, 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 said Modification, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of February, 2017.


Notary Public

My commission expires September 30, 2020

MODIFICATION OF MORTGAGE
(Continued)

Loan No: 800501900

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LENDER ACKNOWLEDGMENT

STATE OF Alabama

)

) SS

COUNTY OF Jefferson

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I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Daniel P and La Anna Davis whose name as Daniel P of USAMERIBANK 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 Daniel P of USAMERIBANK, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 17th day of February, 2012.

[Signature]
Notary Public

My commission expires September 30, 2020



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