

RECORDATION REQUESTED BY:

Renasant Bank
Pelham Office
3513 Pelham Pkwy
Pelham, AL 35124

WHEN RECORDED MAIL TO:

Renasant Bank
Pelham Office
3513 Pelham Pkwy
Pelham, AL 35124

SEND TAX NOTICES TO:

Renasant Bank
Pelham Office
3513 Pelham Pkwy
Pelham, AL 35124

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE



#####074005152019

Notice: The original principal amount available under the Note (as defined below), which was \$250,000.00 (on which any required taxes already have been paid), now is increased by an additional \$150,000.00.

THIS MODIFICATION OF MORTGAGE dated May 15, 2019, is made and executed between SUSAN S SCHEIN, whose address is 1406 SUTHERLAND PL, HOMEWOOD, AL 35209 (referred to below as "Grantor") and Renasant Bank, whose address is 3513 Pelham Pkwy, Pelham, AL 35124 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated November 11, 2007 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

OCTOBER 11, 2007 AND RECORDED AS #200711140000523580 IN SHELBY COUNTY JUDGE OF PROBATE & RE-RECORDED OCTOBER 11, 2007 AS INSTRUMENT #20080206000049240 & MODIFICATION DATED JANUARY 11, 2010 RECORDED AS INSTRUMENT #20100115000014610.

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

See EXHIBIT "A", which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 2650 Hwy 31 South, Pelham, AL 35124.

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

INCREASE PRINCIPAL BALANCE TO \$400,000.00.

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 endorser 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 MAY 15, 2019.


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)
SUSAN S SCHEIN

LENDER:

RENASANT BANK

X  (Seal)
Authorized Signer


20190625000224110 1/2 \$245.00
Shelby Cnty Judge of Probate, AL
06/25/2019 08:53:50 AM FILED/CERT

MODIFICATION OF MORTGAGE
(Continued)

Page 2

This Modification of Mortgage prepared by:

Name: BILL KELLER
Address: 3513 Pelham Pkwy
City, State, ZIP: Pelham, AL 35124

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama)
COUNTY OF Shelby) SS
)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that SUSAN S SCHEIN, 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 same bears date.

Given under my hand and official seal this

9 day of May, 2019
DEIDRA M. CLARK
My Commission Expires
September 28, 2020

Deidra M. Clark
Notary Public

My commission expires

LENDER ACKNOWLEDGMENT

STATE OF Alabama)
COUNTY OF Shelby) SS
)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that William Keller whose name as SVP of Renasant 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 SVP of Renasant Bank, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this

9 day of May, 2019

DEIDRA M. CLARK
My Commission Expires
September 28, 2020

Deidra M. Clark
Notary Public

My commission expires