


RECORDATION REQUESTED BY:
REGIONS BANK
BIRMINGHAM MAIN 5TH AVE N
1900 FIFTH AVENUE NORTH
BIRMINGHAM, AL 35203

WHEN RECORDED MAIL TO:
Regions Bank
Collateral Management
PO Box 12926
Birmingham, AL 35202

When Recorded Return to:
Indecomm Global Services
As Recording Agent Only
1200 Energy Lane
St. Paul, MN 55108
81308725


20200311000097540 1/2 \$774.25
Shelby Cnty Judge of Probate, AL
03/11/2020 02:20:05 PM FILED/CERT

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE



DOC48004001434065612400028939720000000

20190701617210

X2019120401891

THIS MODIFICATION OF MORTGAGE dated June 5, 2019, is made and executed between SOUTHLAKE PEDIATRIC PARTNERS, L.L.C., AKA SOUTHLAKE PEDIATRIC PARTNERS, LLC A Alabama Limited Liability Company, whose address is 5000 SOUTHLAKE PARK SUITE 250, BIRMINGHAM, AL 35244 (referred to below as "Grantor") and REGIONS BANK, whose address is 1900 FIFTH AVENUE NORTH, BIRMINGHAM, AL 35203 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated December 15, 2008 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

Recorded in Book or Instrument Number 20081218000469610, at Page 1-6 of the Public Records of SHELBY County, AL.

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

UNIT 100, 200 AND 250, BUILDING 5000, ACCORDING TO THE AMENDED PLAT OF SOUTHLAKE PARK, PHASE 'I, AS RECORDED IN MAP BOOK 40, PAGE 118, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. PARCEL IDS 10 4 20 0 991 001.009, 10 4 20 0 991 001.011, AND 10 4 20 0 991 001.012

The Real Property or its address is commonly known as 5000 SOUTHLAKE PARK STE# 100 200, & 250, HOOVER, AL 35244.

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

Principal Increase: Whereas the Note has a present principal balance of \$547,022.67, and the Borrower is the obligor under the Note and the Grantor is the grantor under the Deed of Trust or Mortgage, and Regions Bank is the owner and the holder of the Note and Deed of Trust or Mortgage; and whereas the Borrower and the Grantor have requested an additional advance of \$499,426.18. The present principal balance of the Note is as stated above and with the additional advance the principal balance of the Renewal Note is \$1,046,448.85. Extend maturity date to 06-05-2029.


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.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JUNE 5, 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.

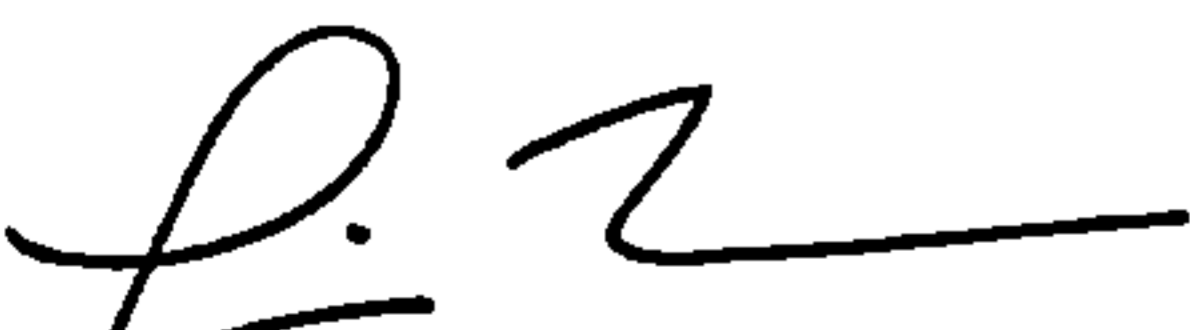
GRANTOR:

SOUTHLAKE PEDIATRIC PARTNERS, L.L.C.

By:  (Seal)
ANDREW MCCOWN, Owner of SOUTHLAKE PEDIATRIC PARTNERS, L.L.C.

LENDER:

REGIONS BANK

X  (Seal)
Authorized Signer

MODIFICATION OF MORTGAGE
(Continued)

Loan No: 43406561240002893972

This Modification of Mortgage prepared by:

Name: ALICIA AUSTIN
Address: 1900 FIFTH AVENUE NORTH
City, State, ZIP: BIRMINGHAM, AL 35203

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ALABAMA)
) SS
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **ANDREW MCCOWN, Owner of SOUTHLAKE PEDIATRIC PARTNERS, L.L.C.**, a limited liability company, 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 said Modification, he or she, as such and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 2ND day of DECEMBER, 2019

Tristan Ashcraft
Notary Public

My commission expires MY COMMISSION EXPIRES JULY 11, 2021

LENDER ACKNOWLEDGMENT

STATE OF ALABAMA)
) SS
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **LINDSAY MOORE** whose name as VICE PRESIDENT of **REGIONS 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 ASS. VICE PRESIDENT of **REGIONS BANK**, executed the same voluntarily on the day same bears date.


Given under my hand and official seal this 2ND day of DECEMBER, 2019

Tristan Ashcraft
Notary Public

My commission expires MY COMMISSION EXPIRES JULY 11, 2021

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