

6-254709

20201104000500700
11/04/2020 03:42:34 PM
MORTAMEN 1/4

RECORDATION REQUESTED BY:
Bryant Bank
Columbiana
21290 Hwy 25
Columbiana, AL 35051

WHEN RECORDED MAIL TO:
Bryant Bank
P.O. Office Box 2087
Birmingham, AL 35201

SEND TAX NOTICES TO:
Owen Kahn Watkins
Kayce Clayton Watkins
130 Glenn Road
Wilsonville, AL 35186-0000

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE



#####%0740%10292020%#####

Notice: This Modification of Mortgage does not secure new indebtedness or an increased amount of debt under the Note (as defined below).

THIS MODIFICATION OF MORTGAGE dated October 29, 2020, is made and executed between Owen Kahn Watkins and Kayce Clayton Watkins, husband and wife (referred to below as "Grantor") and Bryant Bank, whose address is 21290 Hwy 25, Columbiana, AL 35051 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated August 24, 2015 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded at Instrument Number 20151005000348220 in Shelby County Alabama on 10/05/15.

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 130 Glenn Road, Wilsonville, AL 35186.

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

The purpose of this Modification is to add the following Future Advances or Re-Advances language:

Future Advances or Re-Advances: In addition to the Note, this Mortgage secures all other indebtedness of the Grantor to the Lender whether or not such indebtedness exists at the time this Mortgage is executed by the Grantor, including future advances or re-advances of indebtedness made by Lender, and whether or not such indebtedness is primary or secondary, direct or indirect, contingent or absolute, matured or un-matured, as guarantor or otherwise, joint or several, and otherwise secured or not. This Mortgage secures, in addition to the amounts specified in the Note, future advances or re-advances in an unlimited amount, including any renewal, extension, modification or increase, together with all interest thereon, which Lender may make pursuant to the terms and conditions of the Note or any other note, loan agreement, security agreement, mortgage, deed of trust, collateral pledge agreement, contract, assignment, or any other instrument or agreement of any kind now or hereafter existing as security for or executed in connection with this or any related indebtedness.

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 making payments to the Mortgage.

MODIFICATION OF MORTGAGE (Continued)

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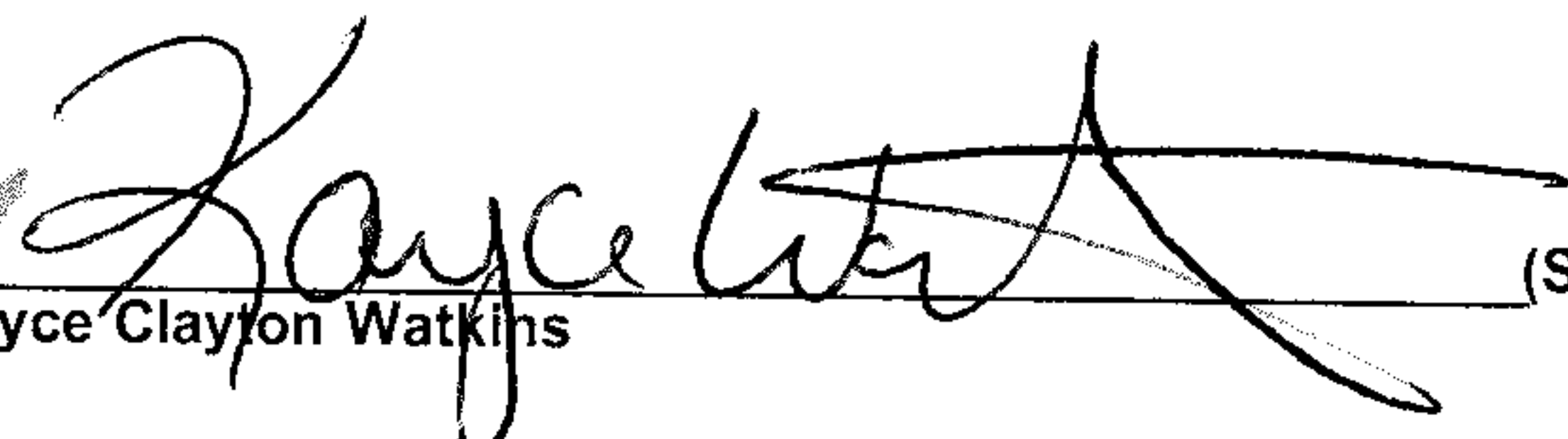
accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below 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 OCTOBER 29, 2020.

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)
Owen Kahn Watkins

X  (Seal)
Kayce Clayton Watkins

LENDER:

BRYANT BANK

X  (Seal)
Melinda S Tolleson, Vice President

This Modification of Mortgage prepared by:

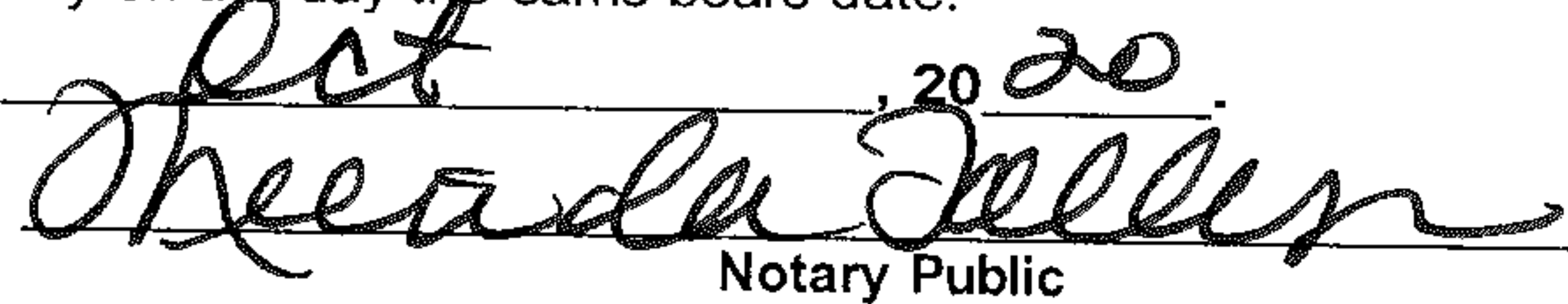
Name: Denise Clements
Address: 21290 Hwy 25
City, State, ZIP: Columbiana, AL 35051

INDIVIDUAL ACKNOWLEDGMENT

STATE OF AL)
) SS
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **Owen Kahn Watkins and Kayce Clayton Watkins**, 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 29th day of Oct, 2020.


Notary Public

My commission expires My Commission Expires April 11, 2021

MODIFICATION OF MORTGAGE
(Continued)

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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 **Melinda S Tolleson** whose name as **Vice President** of **Bryant 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 **Vice President** of **Bryant Bank**, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 29 day of October, 2020

Inelle Penance
Notary Public

My Commission Expires
My commission expires August 7, 2022

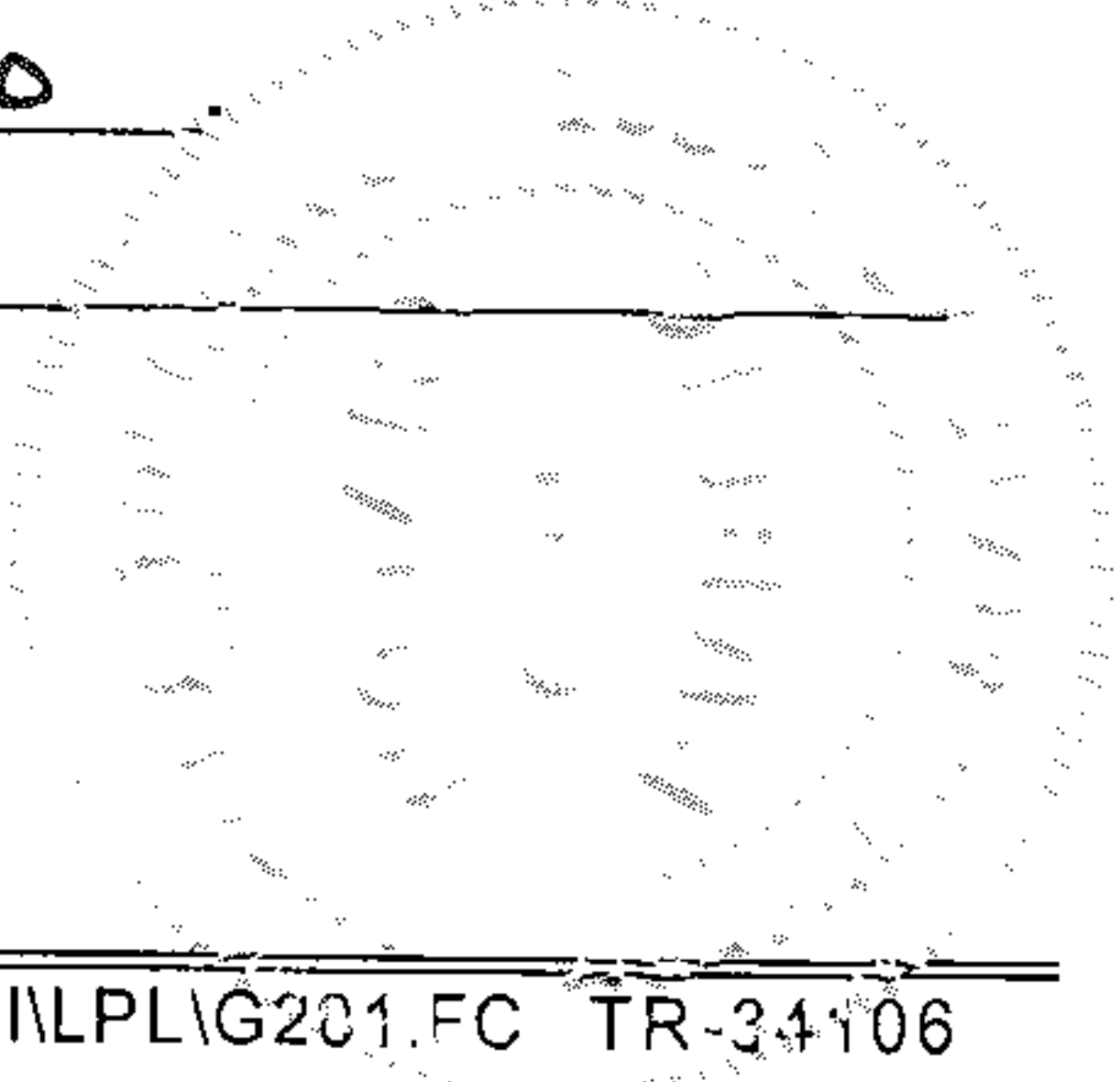


Exhibit "A"

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, AND RUN THENCE SOUTH 89 DEGREES 48 MINUTES 50 SECONDS WEST ALONG AND IMMEDIATELY NORTH OF AN EXISTING FENCE LINE AND ALONG THE NORTH LINE OF SAID QUARTER-QUARTER A DISTANCE OF 864.50 FEET TO A FOUND PIPE CORNER; THENCE RUN SOUTH 00 DEGREES 11 MINUTES 31 SECONDS EAST ALONG AND IMMEDIATELY WEST OF AN EXISTING FENCE LINE A DISTANCE OF 728.42 FEET TO A FOUND PIPE 662.12 FEET TO A SET REBAR CORNER AT A FENCE CORNER ON THE EAST LINE OF SAID QUARTER-QUARTER SECTION; THENCE RUN NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID SECTION LINE A DISTANCE OF 721.59 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A TWENTY-FOOT WIDE ACCESS EASEMENT TO SERVE THIS PROPERTY, WHICH IS DESCRIBED AS FOLLOWS: THE EAST 20 FEET OF THE NE 1/4 OF THE SE 1/4 OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 1 EAST. SITUATED IN SHELBY COUNTY, ALABAMA.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/04/2020 03:42:34 PM
\$32.00 CHARITY
20201104000500700

Allen S. Bayl