

20211124000566080
11/24/2021 02:37:35 PM
MORTAMEN 1/4

RECORDATION REQUESTED BY:

Traditions Bank
Cullman
109 2nd Avenue NW
Cullman, AL 35055

WHEN RECORDED MAIL TO:

Traditions Bank
Cullman
109 2nd Avenue NW
Cullman, AL 35055

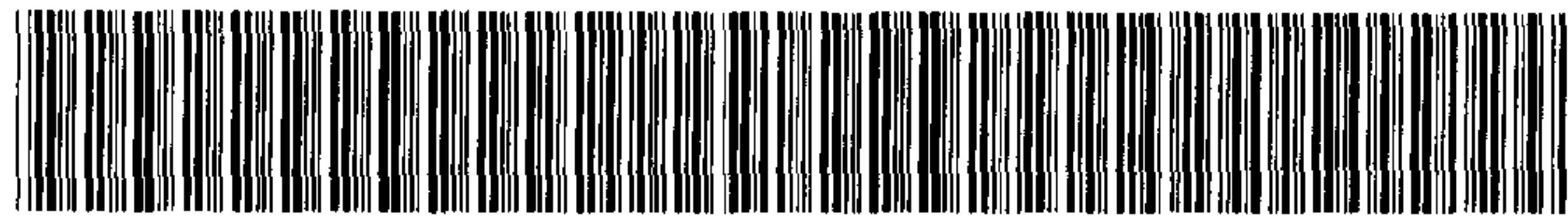
SEND TAX NOTICES TO:

Traditions Bank
Cullman
109 2nd Avenue NW
Cullman, AL 35055

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE



000000000408476000074011202021

Notice: The original principal amount available under the Note (as defined below), which was \$100,000.00 (on which any required taxes already have been paid), now is increased by an additional \$100,000.00.

THIS MODIFICATION OF MORTGAGE dated 11/20/2021, is made and executed between Robert Burns Jones and Richard Lee Van Pelt, Jr., a married couple (referred to below as "Grantor") and Traditions Bank, whose address is 109 2nd Avenue NW, Cullman, AL 35055 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated January 25, 2021 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

E-Recorded on 01/29/2021, Instrument ID 20210129000050770, in the Office of the Judge of Probate of Shelby County, Alabama.

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

See Exhibit to Mortgage, 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 3600 SHANDWICK PL, BIRMINGHAM, AL 35242-6463.

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

Principal Increase from \$100,000.00 to \$200,000.00. Taxes are hereby being paid on the difference of \$100,000.00. Maturity Date Remains Unchanged.

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.

**MODIFICATION OF MORTGAGE
(Continued)**


Loan No: 408476000

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED 11/20/2021.

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)
Robert Burns Jones

X  (Seal)
Richard Lee Van Pelt, Jr.

LENDER:

TRADITIONS BANK

x  (Seal)
Authorized Officer

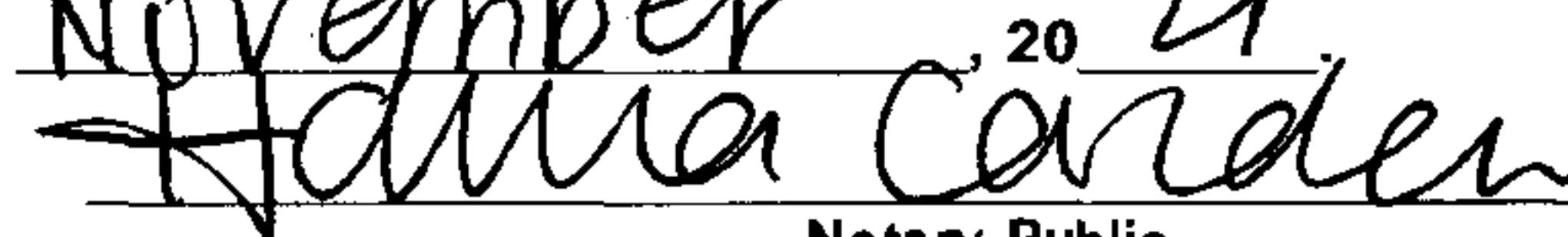
This Modification of Mortgage prepared by:

Name: Hanna Carden / Traditions Bank, Lending Representative
Address: 109 2nd Avenue NW
City, State, ZIP: Cullman, AL 35055

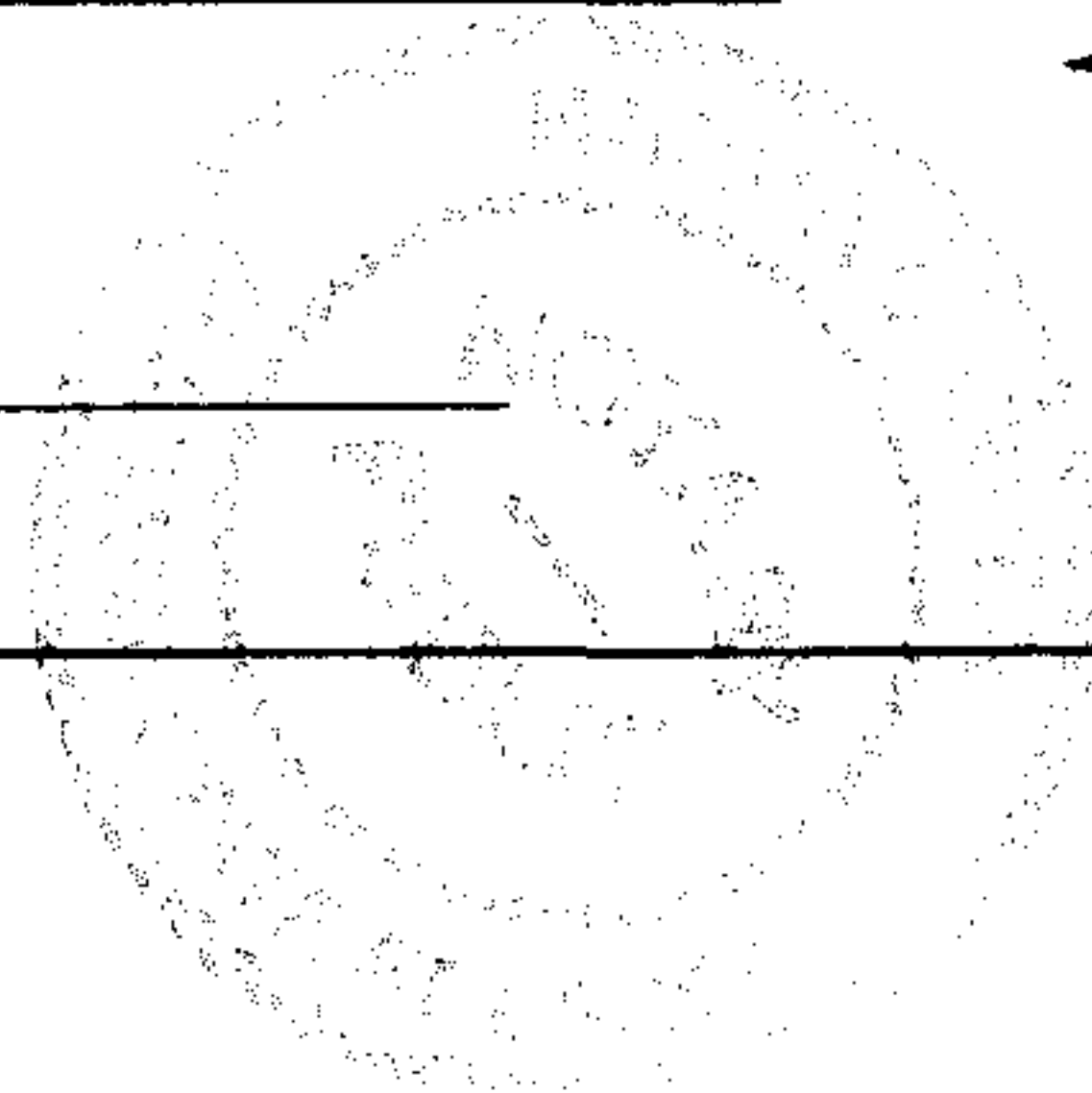
INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF Cullman)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Robert Burns Jones and Richard Lee Van Pelt, Jr., 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 20th day of November, 2021.

Notary Public

My commission expires 2/13/22



**MODIFICATION OF MORTGAGE
(Continued)**

Loan No: 408476000

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LENDER ACKNOWLEDGMENT

STATE OF Alabama

)

COUNTY OF Cullman

) SS

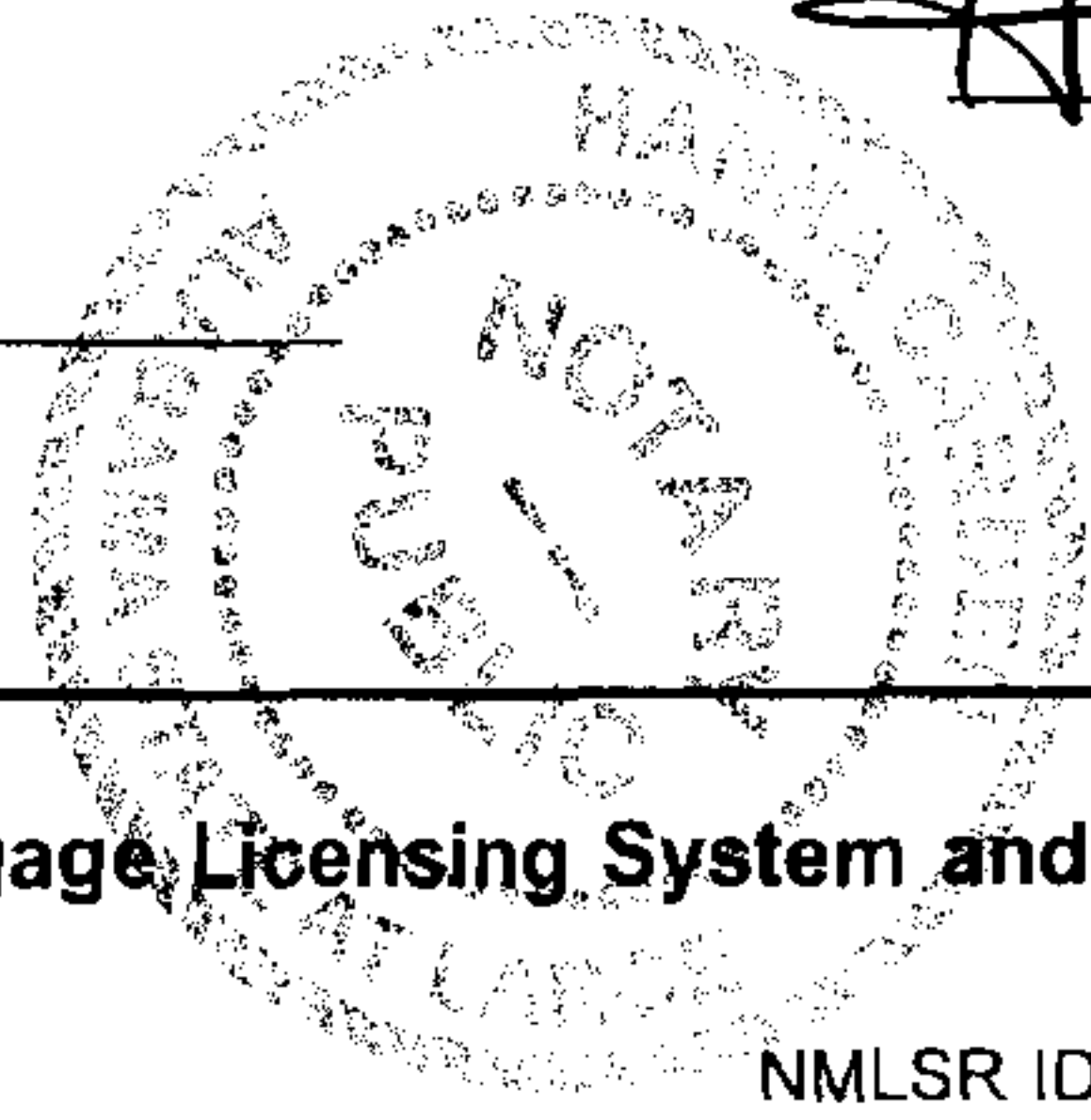
)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Tonya Hardman whose name as EVP/CCO of **Traditions 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 EVP/CCO of **Traditions Bank**, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 20th day of November, 2021.

Hanna Carden
Notary Public

My commission expires 2/13/22



Originator Names and Nationwide Mortgage Licensing System and Registry IDs:

Organization: **Traditions Bank** NMLSR ID: **240410**

Individual: **Hanna Carden** NMLSR ID: **1740396**

Exhibit to Modification of Mortgage

Property Address: 3600 Shandwick Place, Birmingham, AL 355242

Legal Description:

Lot 101, according to the survey of Greystone, 1st Sector, Phase II, as recorded in Map Book 15, Pages 58, 59, 60, and 61, in the Probate Office of Shelby County, Alabama.

Together with the non-exclusive easement to use the private roadways, Common areas and High Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions, and Restrictions dated November 6, 1990, and recorded in Real 317, Page 260 and First Amendment to Greystone Residential Declaration of Covenants, Conditions, and Restrictions recorded in Real 346, page 942 in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/24/2021 02:37:35 PM
\$181.00 BRITTANI
20211124000566080

Allie S. Bayl