

This instrument was prepared by

First National Bank of Shelby County (name)

Columbiana, AL 35051 (address)



20030116000033390 Pg 1/2 46.70
Shelby Cnty Judge of Probate, AL
01/16/2003 13:50:00 FILED/CERTIFIED

____ State of Alabama

____ Space Above This Line For Recording Data

MODIFICATION OF MORTGAGE

DATE AND PARTIES. The date of this Real Estate Modification (Modification) is 01-14-2003.
The parties and their addresses are:

MORTGAGOR: William A. Green and Jean M. Green, husband and wife
2001 Timberline Lane
Alabaster, AL 35007

LENDER: First National Bank of Shelby County
Organized and existing under the laws of the United States of America
P.O. Box 977
Columbiana, AL 35051
[REDACTED]

BACKGROUND. Mortgagor and Lender entered into a Security Instrument dated 04-08-2002 and recorded on 04-09-2002. The Security Instrument was recorded in the records of Shelby County, Alabama at Instrument Number 2002-16495.
The property is located in Shelby County at Lot 1 O'Kelly Place / Hwy 315, Columbiana, AL 35051.

Described as:

Lot 1, according to the Survey of O'Kelly Place, as recorded in Map Book 28, Page 129, in the Probate Office of Shelby County, Alabama.

FNBS

MODIFICATION. For value received, Mortgagor and Lender agree to modify the original Security Instrument. Mortgagor and Lender agree that this Modification continues the effectiveness of the original Security Instrument. The Security Instrument was given to secure the original debts and obligations (whether identified as Secured Debts, Sums Secured, or otherwise) that now have been modified. Together with this Modification, the Security Instrument now secures the following debts and all extensions, renewals, refinancings, modifications and replacements. *(Include items such as borrower's name, note or contract amounts, interest rates (whether variable), maturity dates, etc.)*

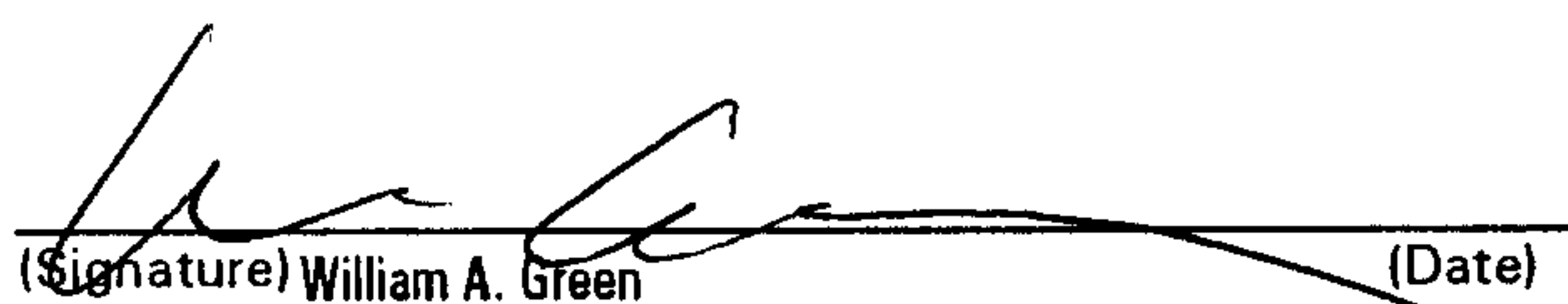
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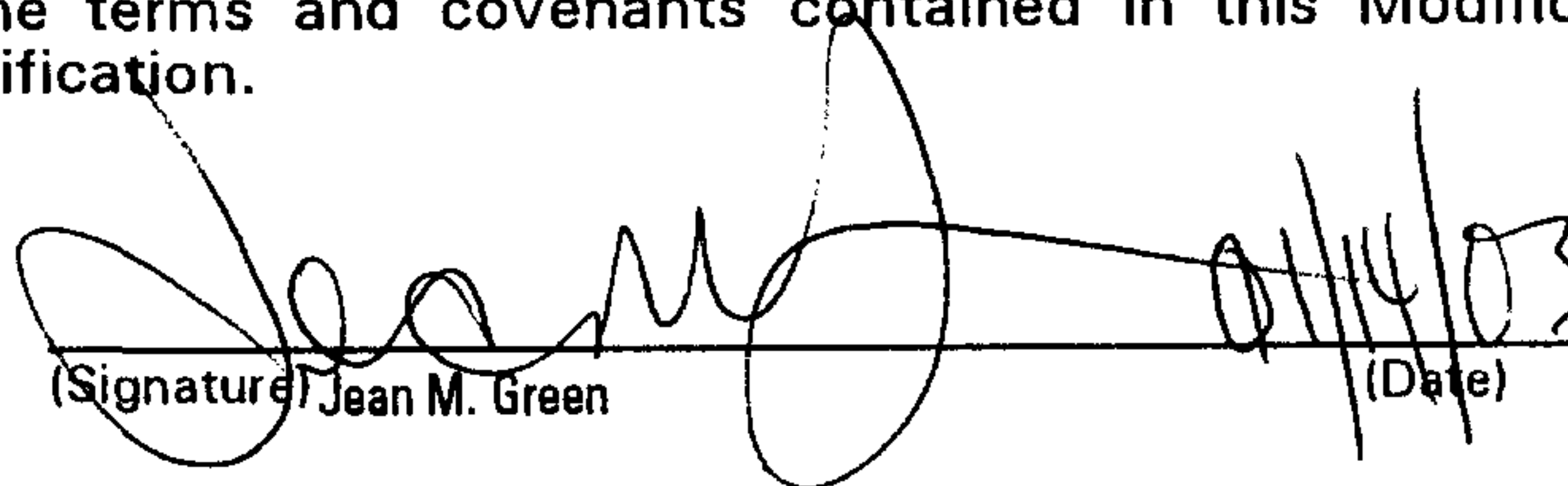
☒ **MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by the Security Instrument at any one time will not exceed \$103,000.00 ☒ which is a \$19,800.00 ☒ increase ☐ decrease in the total principal amount secured. This limitation of amount does not include interest and other fees and charges validly made pursuant to the Security Instrument. Also, this limitation does not apply to advances made under the terms of the Security Instrument to protect Lender's security and to perform any of the covenants contained in the Security Instrument.

WARRANTY OF TITLE. Mortgagor warrants that Mortgagor is or will be lawfully seized of the estate conveyed by the Security Instrument and has the right to grant, bargain, convey, sell, and mortgage the property. Mortgagor also warrants that such same property is unencumbered, except for encumbrances of record.

CONTINUATION OF TERMS. Except as specifically amended in this Modification, all terms of the Security Instrument remain in effect.

SIGNATURES: By signing below, Mortgagor agrees to the terms and covenants contained in this Modification. Mortgagor also acknowledges receipt of a copy of the Modification.

 (Seal)
(Signature) William A. Green (Date)

 (Seal)
(Signature) Jean M. Green (Date) 01/14/03

(Signature) (Date) (Seal)

(Signature) (Date) (Seal)

(Signature) (Date) (Seal)

(Signature) (Date) (Seal)

ACKNOWLEDGMENT:

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State do hereby certify that **William A. Green, husband of Jean M. Green**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance he executed the same voluntarily on the day the same bears date. Given under my hand and official seal this, the 14th day of January, 2003.


Notary Public

My Commission Expires: MY COMMISSION EXPIRES AUG. 30, 2004

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State do hereby certify that **Jean M. Green, wife of William A. Green**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance he executed the same voluntarily on the day the same bears date. Given under my hand and official seal this, the 14th day of January, 2003.


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