

AMENDMENT TO MORTGAGE AND SECURITY AGREEMENT

Mortgagor (last name first):

G. Remington Dean AND spouse, Judy B Dean

261 Twin Oaks Way
Mailing Address


ChelseaAL35043
CityStateZip

Mortgage and Security Agreement (as recorded):

Shelby
County of Record

Inst #20030715000447070
VolumePage

7/15/03

Frontier Bank

20040105000005170 Pg 1/3 62.00
Shelby Cnty Judge of Probate, AL
01/05/2004 09:51:00 FILED/CERTIFIED

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS : That

WHEREAS, Mortgagor has heretofore executed the Mortgage and Security Agreement referenced above in favor of Frontier Bank ("Mortgagee") to secure indebtedness owed by Mortgagor or another to Mortgagee; and

WHEREAS, Mortgagor desires to amend the Mortgage and Security Agreement upon the terms and conditions set forth herein, it being specifically understood that except as amended hereby, the terms and conditions of the Mortgage and Security Agreement remain unchanged and continue in full force and effect.

NOW, THEREFORE, in consideration of these presents, Mortgagor and Mortgagee agree that the Mortgage and Security Agreement is hereby amended as follows [check applicable box(es)]:

- ☒ Increase in Principal Sum of Secured Indebtedness. The principal sum of indebtedness identified in the Mortgage and Security Agreement is hereby increased to the amount set forth in subpart C below:
- A. Principal Sum of Indebtedness, as Recorded: \$ 60,000.00

B. Increase in Principal Sum of Indebtedness: \$ 30,000.

C. Principal Sum of Indebtedness, as Amended \$ 90,000.00

The amount set forth in subpart C above shall not be construed to restrict or limit the scope of the Mortgage and Security Agreement as it applies to the indebtedness identified therein as secured.

- ☒ Additional Parcel of Real Property as Additional Security. As additional security for the indebtedness secured by the Mortgage and Security Agreement, Mortgagor grants, bargains, sells and conveys unto Mortgagee the following described parcel of real property and subjects the same to the demise of the Mortgage and Security Agreement:

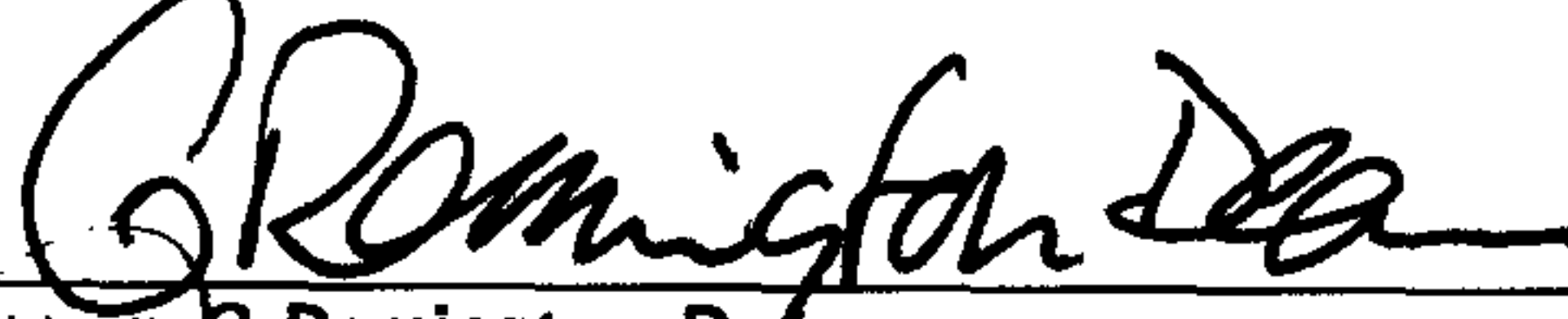
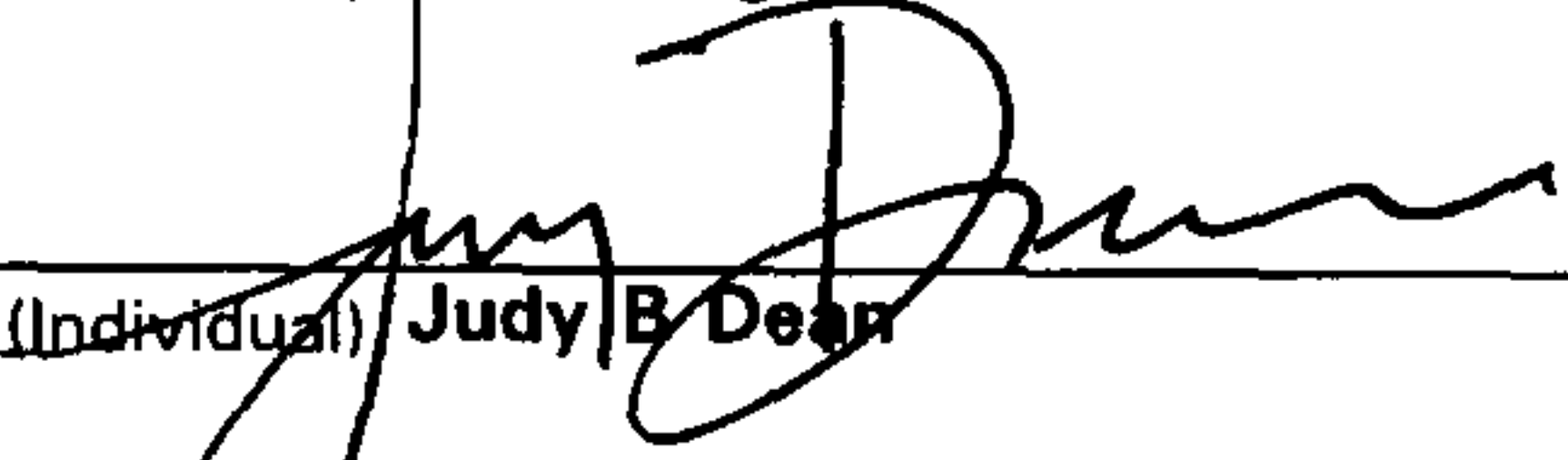

See attached exhibit "A"

TO HAVE AND TO HOLD the same and every part thereof unto Mortgagee, its successors and assigns forever.

- ☐ Additional Mortgagor. The following person or entity is hereby identified and added as a Mortgagor under the Mortgage and Security Agreement, subject to all provisions, conditions, covenants, warranties, indemnities and agreements set forth therein, and hereby grants, bargains, sells and conveys unto Mortgagee each parcel of real property at any time subject to the demise thereof:
- ☐ Other:

IT IS AGREED that nothing contained herein shall impair the security now held by Mortgagee nor waive, annul, vary or affect any provision, condition, covenant, or agreement contained in the Mortgage and Security Agreement, except as specifically set out herein, nor affect or impair any rights, powers or remedies of Mortgagee under the Mortgage and Security Agreement.

IN WITNESS WHEREOF, Mortgagor has hereunto set his, her or their hand(s), or has caused this Amendment to Mortgage and Security Agreement to be executed by its or their duly authorized officer or representative, this 17th day of December 2003.

MORTGAGOR:

(Individual) G Remington Dean

(Individual) Judy B Dean

By: Russell Scruggs
(Corporate or Other) Remington Dean Company, LLC

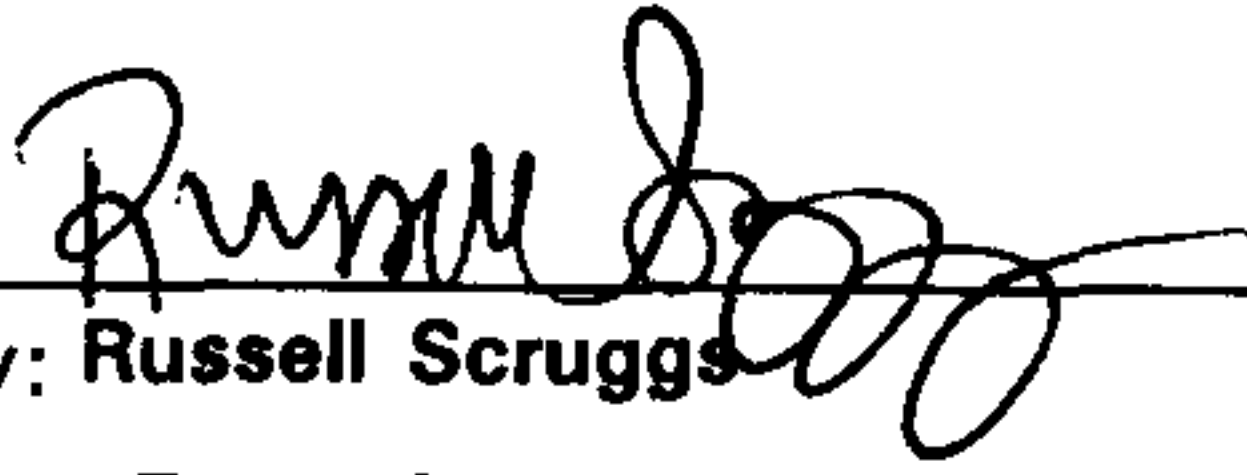
CERTIFICATE

State of Alabama
County of Shelby

In compliance with Ala. Code § 40-22-2 (1975), the owner of this Mortgage hereby certifies that the amount of indebtedness presently incurred is \$90,000.00 upon which the mortgage tax is paid herewith, and owner agrees that no additional or subsequent advances will be made under this Mortgage unless the Mortgage tax on such advances is paid into the appropriate Judge of Probate office no later that each September hereafter or a document evidencing such advances is filed for record in the above said office and the recording fee and tax applicable thereto paid.

Mortgagor: G Remington and Judy B Dean
Date, Time and Volume and
Page of recording as shown hereon.

Mortgagee: Frontier Bank

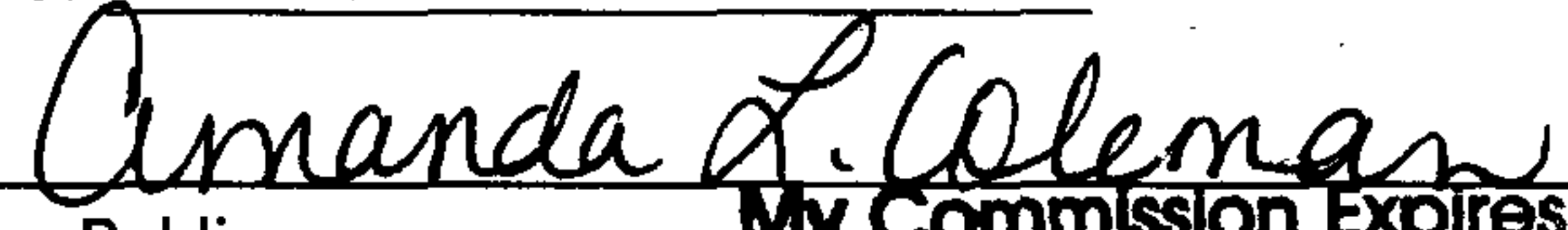

By: Russell Scruggs
Area Executive
Title:

INDIVIDUAL ACKNOWLEDGMENT

STATE OF ALABAMA
COUNTY OF Shelby

I, Amanda L. Coleman, a Notary Public in and for said County, in said State, hereby certify that G Remingotn Dean, a married man, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 17th day of December 2003.

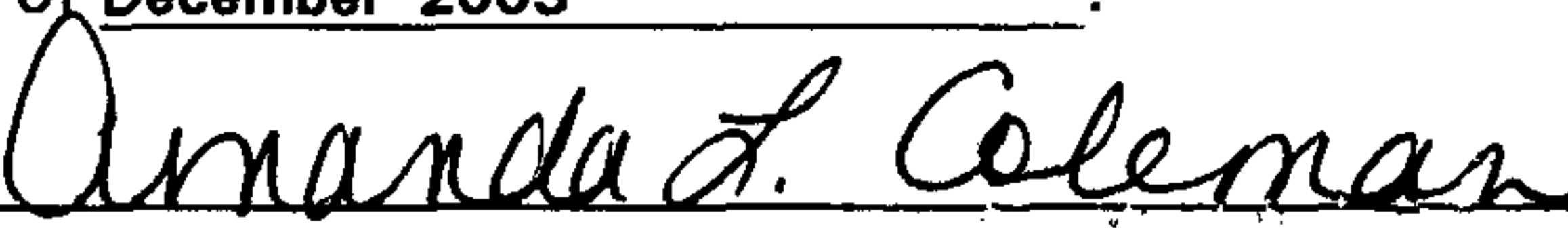

Notary Public
My Commission expires: June 19, 2007

INDIVIDUAL ACKNOWLEDGMENT

STATE OF ALABAMA
COUNTY OF Shelby

I, Amanda L. Coleman, a Notary Public in and for said County, in said State, hereby certify that Judy B Dean, spouse, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 17th day of December 2003.


Notary Public
My Commission expires: June 19, 2007

CORPORATE OR OTHER ACKNOWLEDGMENT

STATE OF ALABAMA
COUNTY OF _____

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____, whose name as _____, of _____, a _____, 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 said conveyance, _____, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, on the day the same bears date.

Given under my hand and official seal, this _____ day of _____.

Notary Public
My Commission expires: _____

This Instrument Prepared By:

Subdivision		Lot	Plat Book	Page
QQ	Q	S	T	R

SOURCE OF TITLE

BOOK PAGE

EXHIBIT "A"

Description of First Tract:

Beginning at the NE Corner of Lot 248, Yellow Leaf Ridge Estates, as recorded in Map Book 21, page 93-A, Probate Records of Shelby County, Alabama; thence N 58°45'23" E a distance of 95.04 feet to IP; thence N 54°26'08" E a distance of 190.90 feet to IP; thence N 56°07'35" E a distance of 167.29 feet to IP; thence N 54°22'27" E a distance of 178.83 feet to IP; thence N 57°52'00" E a distance of 68.66 feet to Point; thence S 34°32'57" E a distance of 197.30 feet to Green Top Stake; thence S 51°15'23" W a distance of 728.74 feet to Green Top Stake; thence S 85°52'26" W a distance of 230.03 feet to IP; thence N 2°11'32" W a distance of 41.04 feet to Punch mark atop APCO transformer; thence N 85°51'53" E a distance of 101.49 feet to Point in Driveway; thence N 10°01'52" E a distance of 126.80 feet to IP; thence N 12°17'06" W a distance of 69.28 feet to IP at the Point of beginning.

Together with an Easement for ingress and egress recorded with Document Referenced 20030109-000018170, Probate records of Shelby County, Alabama; described as follows: Beginning at the Southwest Corner of Lot 248 as described above, said corner identified by a Punch mark atop APCO transformer; thence N 85°52'10" E along Southerly property line of said Lot 248 a distance of 101.49 feet to Point in Driveway, thence N 10°02'24" E along the Easterly property line of said Lot 248 a distance of 10.00 feet to IP; thence S 80°32'24" E for a distance of 104.39 feet to the Point of Beginning.

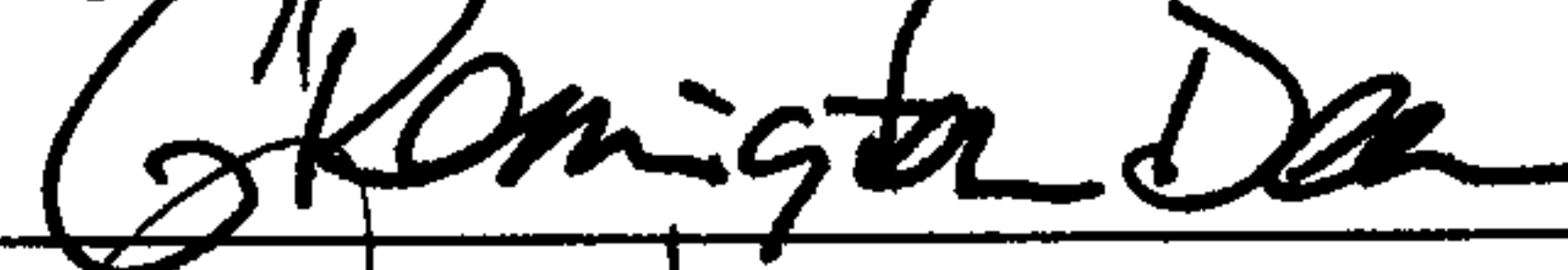
Description of Second Tract:

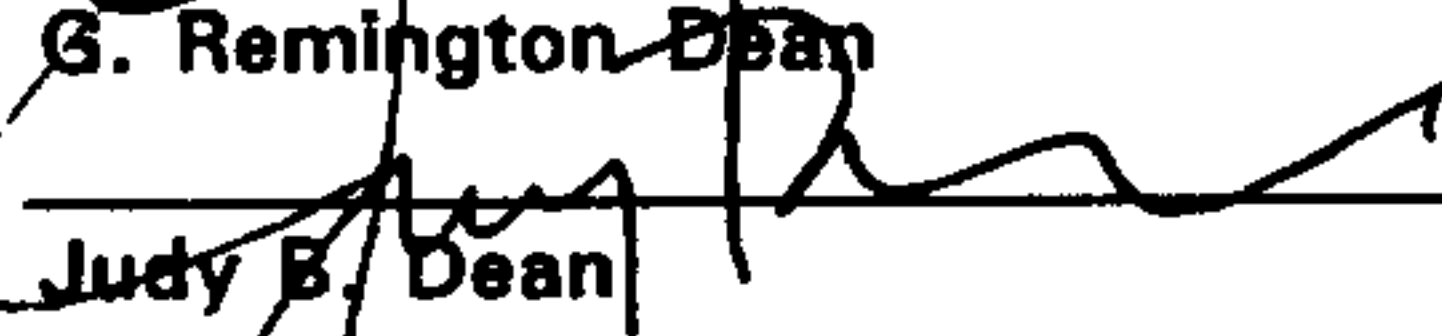
Beginning at the Southwest corner of the above described First Tract; thence S 0°12'53" E a distance of 285.99 feet; thence N 89°49'06" E a distance of 180.00 feet; thence N 9°05'34" E a distance of 305.83 feet; thence S 85°52'10" W a distance of 230.00 feet to the point of beginning.

Description of Third Tract:

Beginning at the Northeast corner of the above described Second Tract; thence S 9°05'34" W a distance of 305.83 feet; thence S 89°49'06" W a distance of 180.00 feet; thence S 0°12'53" E a distance of 40.00 feet; thence N 89°49'05" E a distance of 270.68 feet; thence S 35°53'46" W a distance of 247.41 feet; thence S 2°25'16" W a distance of 213.10 feet; thence N 59°50'14" E a distance of 123.85 feet; thence N 30°09'34" W a distance of 25.50 feet; thence N 38°00'22" E a distance of 429.94 feet; thence N 36°41'54" W a distance of 414.05 feet to the point of beginning.

Signed for Identification


G. Remington Dean 12/17/2003

Date

Judy B. Dean 12/17/2003

Date

Date

Date

Date

Date