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This document prepared by:  
Union State Bank  
Pell City, AL 35125

20081003000392420 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
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STATE OF ALABAMA  
SHELBY COUNTY

**MORTGAGE MODIFICATION AGREEMENT**

This agreement is by and between Union State Bank ("Bank") and **Donald Lundy and wife, Candye Lundy** "Borrower"). WHEREAS, Borrower is indebted to Bank as evidenced by a Note dated **03/18/08** ("Note"), and secured by a Mortgage on Real Property situated in, **Shelby County, Columbiana, Alabama**, such Mortgage being recorded in **Mortgage dated 04/10/03 and recorded in Mortgage No. 20030509000289240 and Mortgage Modification dated 01/30/04 and recorded in Mortgage No. 20040212000073010** in the Office of the Judge of Probate, **Shelby County, Columbiana, Alabama** ("Mortgage"); and WHEREAS, Borrower and Bank desire to modify the terms of said Mortgage as set forth herein.

NOW, THEREFORE, for and in consideration of the premises, Borrower and Bank agree that the Mortgage is modified as follows:

**Here and after described property is added as additional collateral there under:**

Lot 2D, according to Resurvey of Lots 2A and 2B of Kingdom Estates, a Re-subdivision of Lot 2 of Larrijo Estates, as recorded in Map Book 40, Page 39, in the Probate Office of Shelby County, Alabama.

Easement to maintain fence which encroaches over one of the boundary lines of Lot 2C, according to A Resurvey of Lots 2A and 2B of Kingdom Estates, a Re-subdivision of Lot 2 of Larrijo Estates, as recorded in Map Book 40, Page 39, in the Probate Office of Shelby County, Alabama, said boundary line being described on said map as running North 80 deg. 51 min. 16 sec. East a distance of 293.44 feet.

ALSO, easement for ingress, egress and utilities described as follows:

Begin at the Northeast corner of Lot 2C of A Resurvey of Lots 2A and 2B of Kingdom Estates, a Re-subdivision of Lot 2 of Larrijo Estates, as recorded in Map Book 40, Page 39, in the Probate Office of Shelby County, Alabama, and run South 24 deg. 9 min. 34 sec. East along the boundary of said Lot 2C to the boundary of Lot 2D of said subdivision; then run North 89 deg. 37 min. 13 sec. West along the boundary of said Lot 2D a distance of 126.48 feet; then run South 0 deg. 24 min. 29 sec. East along the boundary of said Lot 2D a distance of 51.46 feet; then run South 80 deg. 51 min. 16 sec. West along the boundary of said Lot 2D a distance of 55 feet, more or less, to a point lying South 0 deg. 24 min. 29 sec. East of a corner of Lot 2C of said subdivision; then run North 0 deg. 24 min. 29 sec. West a distance of 30 feet, more or less, to a corner of said Lot 2C; then continue along last described course along the boundary of said Lot 2C a distance of 59.67 feet; then run South 89 deg. 37 min. 13 sec. East along the boundary of said Lot 2C a distance of 168.56 feet to the point of beginning.

Except as modified herein, all of the terms and conditions of the Mortgage shall remain in full force and effect. IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed effective this 24<sup>th</sup> day of SEPTEMBER, 2008.

**BORROWER(S):**

BY: 

DONALD LUNDY

BY: 

CANDYE LUNDY

**Lender: Union State Bank**

BY: 

REED ALEXANDER, CEO

STATE OF ALABAMA  
Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Donald Lundy** Whose name(s) are 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24<sup>th</sup> day of September 2008.

My commission expires: My Commission Expires April 2, 2011

NotaryPublic Melissa S. Little

STATE OF ALABAMA  
Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Whose name(s) are signed to the foregoing conveyance, and who is known **Candye Lundy** to me, acknowledged before me on this day, that being informed of the contents of this conveyance, executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 24<sup>th</sup> day of September 2008.

My commission expires: My Commission Expires April 2, 2011

NotaryPublic Melissa S. Little

STATE OF ALABAMA  
St. Clair COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Reed Alexander, CEO** 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/she as such **Officer**, and with full authority, executed the same voluntarily for and as the act of said corporatist. Given under my hand and official seal this 1st day of October 2008.

My commission expires: Jan. 17, 2010 NotaryPublic Regina A. Hooks