

This instrument was prepared by

BRYANT BANK (name)

21290 HIGHWAY 25 COLUMBIANA AL 35051 (address)

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 12-07-2010.
The parties and their addresses are:

MORTGAGOR: WANDA G. GAUT, A MARRIED WOMAN
1234 HWY 7
WILSONVILLE, AL 35186

LENDER: BRYANT BANK
ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF ALABAMA
21290 HIGHWAY 25
COLUMBIANA, AL 35051

BACKGROUND. Mortgagor and Lender entered into a Security Instrument dated 01-05-2010 and recorded on 01-28-2010. The Security Instrument was recorded in the records of SHELBY County, Alabama at INSTRUMENT 20100128000027620 *.
The property is located in _____ County at _____.

Described as:

See Attached Exhibit "A"

This does not constitute the homestead of the mortgagor

* Re-Recorded Mortgage 4/2/2010 Instrument 20100402000098640 and
Re-Recorded Mortgage 5/4/2010 Instrument 20100504000137810


Wanda G. Gaut

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.)*

NOTE DATED 12/7/2010 IN THE AMOUNT OF \$25,000.00

MODIFICATION TO REMOVE KENNY GAUT AS BORROWER AND REDUCE MORTGAGE AMOUNT

NO ADDITIONAL MORTGAGE TAXES PAID


20101229000437580 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
12/29/2010 11:15:22 AM FILED/CERT

☒ **MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by the Security Instrument at any one time will not exceed \$25,000.00 ☒ which is a \$20,000.00 ☐ 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.

<u>Wanda G. Gaut 12/7/10</u> (Seal) (Signature) WANDA G. GAUT (Date)	_____ (Signature) (Date) (Seal)
_____ (Signature) (Date) (Seal)	_____ (Signature) (Date) (Seal)
_____ (Signature) (Date) (Seal)	_____ (Signature) (Date) (Seal)
_____ (Witness as to all signatures)	_____ (Witness as to all signatures)

ACKNOWLEDGMENT:
STATE OF ALABAMA, COUNTY OF Shelby } ss.
(Individual) I, a notary public, hereby certify that WANDA G. GAUT, A MARRIED WOMAN
_____, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 7TH day of DECEMBER, 2010.
My commission expires:
(Seal)

Deirdra Swale
(Notary Public)

EXHIBIT A

PARCEL B:

A parcel of land in the East Half of the Northwest Quarter of Section 15 and the Southeast Quarter of the Southwest Quarter of Section 10, Township 21 South, Range 1 East, being a part of the same land described in a deed to Sam Gallups, recorded in Deed Book 218, at Page 515, of the real property records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

The Southeast Quarter of the Northwest Quarter of Section 15.

ALSO, the Northeast Quarter of the Northwest Quarter of Section 15.

ALSO, an easement for ingress and egress over and across the following described property, to-wit:

Beginning a concrete monument found at the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 10; thence North 04 degrees 42 minutes 29 seconds West along an existing fence, a distance of 447.15 feet to a point on the South right of way of County Highway Number 7; thence North 60 degrees 28 minutes 11 seconds East along said right of way a distance of 152.39 feet to a ½-inch rebar set, with a cap stamped "S. Wheeler CA 0502, set at the point of beginning; thence South 00 degrees 15 minutes 01 seconds West a distance of 193.70 feet to a ½-inch rebar set, with a cap stamped "S. Wheeler CA 0502"; thence North 87 degrees 07 minutes 09 seconds East a distance of 215.60 feet to a ½-inch rebar set, with a cap stamped "S. Wheeler CA 0502"; thence North 07 degrees 25 minutes 41 seconds East a distance of 150.60 feet to a ½-inch rebar set, with a cap stamped "S. Wheeler CA 0502"; thence North 31 degrees 53 minutes 47 seconds West a distance of 145.83 feet to a ½-inch rebar set, with a cap stamped "S. Wheeler CA 0502", on said right of way; thence along a curve to the left, in said right of way, having a radius of 1429.42 feet and a chord bearing of North 49 degrees 31 minutes 25 seconds East, an arc length of 428.10 feet to a point; thence South 59 degrees 29 minutes 44 seconds East a distance of 899.38 feet, to a ½-inch rebar set, with a cap stamped "S. Wheeler CA 0502", on the East line of the Southeast Quarter of the Southwest Quarter of Section 10; thence South 00 degrees 07 minutes 34 seconds West along said East line a distance of 444.54 feet to a point; thence North 89 degrees 27 minutes 02 seconds West a distance of 1350.80 feet to the point of beginning.

According to survey of Sid Wheeler, dated July 10, 2003.