



20110201000035790 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
02/01/2011 03:07:45 PM FILED/CERT

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 12-22-2010.
The parties and their addresses are:

MORTGAGOR: JAMES A. MORRISON AND RAMONA J. MORRISON, HUSBAND AND WIFE, AS AN INDUCEMENT TO MORTGAGEE AND AS AN
ACCOMMODATION TO JAMES A MORRISON
237 STILLMEADOW CIRCLE
COLUMBIANA, AL 35051

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 12-12-2007 and
recorded on 01-03-2008. The Security Instrument was recorded in the records of
SHELBY County, Alabama at INSTRUMENT 20080103000004020.
The property is located in SHELBY County at 20 ACRES 636 ALSTON FARM ROAD,
COLUMBIANA, AL 35051.

Described as:
SEE ATTACHED EXHIBIT "A"

THIS DOES NOT CONSTITUTE THE HOMESTEAD OF THE MORTGAGORS

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 12/22/2010 IN THE AMOUNT OF \$42,000.00

MODIFICATION TO ADD ACCOMMODATION VERBIAGE AND LIMIT DECREASE

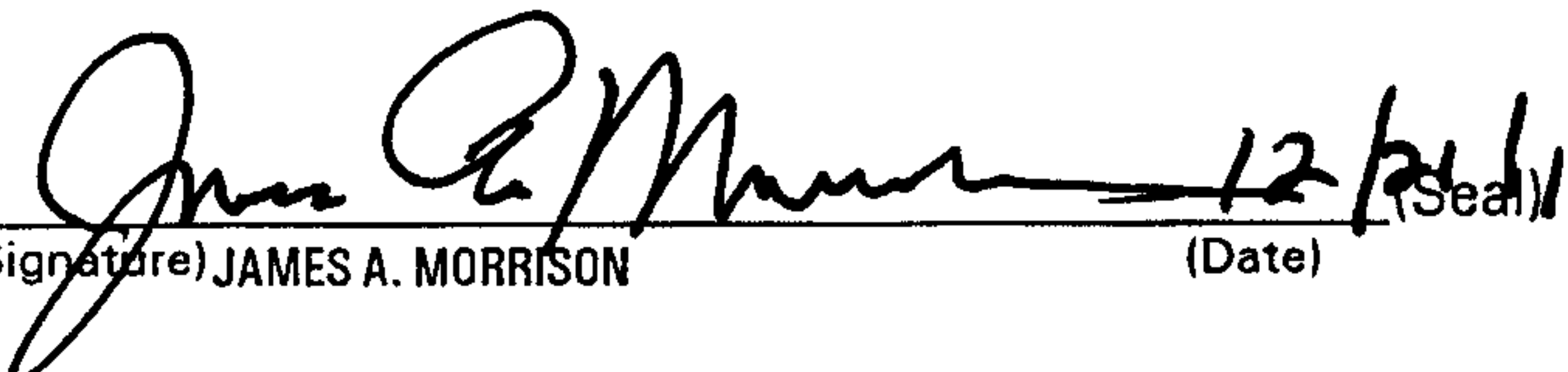
NO ADDITIONAL MORTGAGE TAXES PAID

☒ **MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by the Security Instrument at any one time will not exceed \$42,000.00 ☒ which is a \$12,000.00 ☐ 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.

 (Signature) JAMES A. MORRISON (Date) 12/21/10 (Seal)	 (Signature) RAMONA J. MORRISON (Date) 12-21-10 (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 JAMES A. MORRISON; RAMONA J. MORRISON, HUSBAND AND WIFE, AS AN INDUCEMENT TO MORTGAGEE AND AS AN ACCOMMODATION TO JAMES A MORRISON 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 22ND day of DECEMBER, 2010.
My commission expires:
(Seal)


(Notary Public)

Exhibit "A"

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Commence at a 1 inch open top iron found locally accepted to be the Southwest corner of said Section 17; thence run North along the West line of said Section 17 for a distance of 654.43 feet to an iron pin found at the point of beginning; thence continue along last stated course for a distance of 294.10 feet to an iron pin set under a fence; thence turn an angle to the right of 75 deg. 47 min. 09 sec. and run in a Northeasterly direction along said fence for a distance of 328.03 feet to an iron pin set; thence turn an angle to the left of 15 deg. 51 min. 06 sec. and run in a Northeasterly direction for a distance of 213.60 feet to an iron pin set; thence turn an angle to the left of 02 deg. 04 min. 06 sec. and run in a Northeasterly direction for a distance of 167.81 feet to an iron pin set; thence turn an angle to the left of 28 deg. 49 min. 25 sec. and run in a Northeasterly direction for a distance of 212.73 feet to an iron pin set; thence turn an angle to the right of 19 deg. 02 min. 25 sec. and run in a Northeasterly direction for a distance of 286.89 feet to a point; thence turn an angle to the right of 40 deg. 11 min. 34 sec. and run in an Easterly direction for a distance of 370.88 feet to a point; thence turn an angle to the right of 91 deg. 30 min. 28 sec. and run in a Southerly direction for a distance 967.03 feet to an iron pin found; thence turn an angle to the right of 90 deg. 31 min. 48 sec. and run in a Westerly direction for a distance of 1,336.09 feet to the point of beginning; being situated in Shelby County, Alabama.