
20120824000317180 1/3 \$471.00
Shelby Cnty Judge of Probate, AL
08/24/2012 08:28:38 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Oakworth Capital Bank
2100A Southbridge Parkway, Ste 445
Birmingham, AL 35209-0000

AFTER RECORDING RETURN TO:

Oakworth Capital Bank
2100A Southbridge Parkway, Ste 445
Birmingham, AL 35209-0000

(Space Above This Line For Recording Data)

LOAN NUMBER: 8000349

MODIFICATION AGREEMENT - MORTGAGE

THIS MODIFICATION AGREEMENT ("Agreement") is made this 14th day of August, 2012, between Robert B Clements aka R Barry Clements and Clare Clements aka S Clare Clements, a married couple, whose address is 79 Brook Drive, Birmingham, Alabama 35242 ("Mortgagor"), and Oakworth Capital Bank whose address is 2100A Southbridge Parkway, Suite 445, Birmingham, Alabama 35209 ("Lender").

Oakworth Capital Bank and Mortgagor entered into a Mortgage dated July 21, 2009 and recorded on September 10, 2009, Instrument Number 20090910000347480 and Modification Agreement - Mortgage dated May 6, 2010 and recorded on May 28, 2010, Instrument Number 20100528000169820, records of County of Shelby, State of Alabama ("Mortgage"). The Mortgage covers the following described real property:

Address: 79 Brook Drive, Birmingham, Alabama 35242

Legal Description: Lot E, according to the Survey of Brook Ridge Estates, as recorded in Map Book 17, Page 133, in the Probate Office of Shelby County, Alabama.

It is the express intent of the Mortgagor and Lender to modify the terms and provisions set forth in the Mortgage. Mortgagor and Lender hereby agree to modify the Mortgage as follows:

- Increase the mortgage amount from \$300,000.00 to \$600,000.00..

Mortgagor and Lender agree that the Mortgage including such changes, modifications, and amendments as set forth herein, shall remain in full force and effect with respect to each and every term and condition thereof and nothing herein contained shall in any manner affect the lien of the Mortgage on the Property. Nothing contained herein shall in any way impair the Mortgage or the security now held for the indebtedness thereunder, or alter, waive, annul, vary, or affect any provision, term, condition, or covenant therein, except as herein provided, nor affect or impair any rights, powers, privileges, duties, or remedies under the Mortgage it being the intent of Mortgagor and Lender that the terms and provisions thereof shall continue in full force and effect, except as specifically modified herein. Nothing in this Agreement shall constitute a satisfaction of the promissory note or notes, or other credit agreement or agreements secured by the Mortgage.

Lender's consent to this Agreement does not waive Lender's right to require strict performance of the Mortgage modified above, nor obligate Lender to make any future modifications. Any guarantor or cosigner shall not be released by virtue of this Agreement.

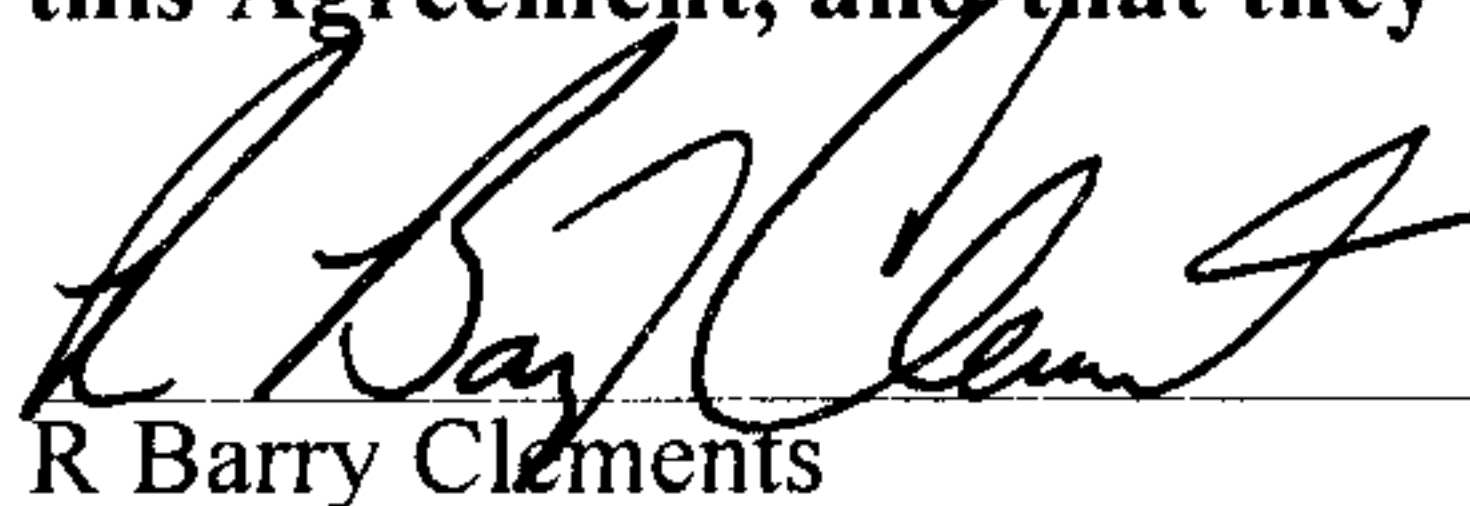


If any Mortgagor who signed the original Mortgage does not sign this Agreement, then all Mortgagors signing below acknowledge that this Agreement is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Agreement or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

This Agreement shall be binding upon the heirs, successors, and assigns with respect to parties hereto. Whenever used, the singular shall include the plural, the plural, the singular, and the use of any gender shall be applicable to all genders.

ORAL AGREEMENTS DISCLAIMER. This Agreement represents the final agreement between the parties and may not be contradicted by evidence of prior, contemporaneous or subsequent oral agreements of the parties. There are no unwritten oral agreements between the parties.

By signing below, Mortgagor and Lender acknowledge that they have read all the provisions contained in this Agreement, and that they accept and agree to its terms.

 AUG 14 2012
R Barry Clements Date

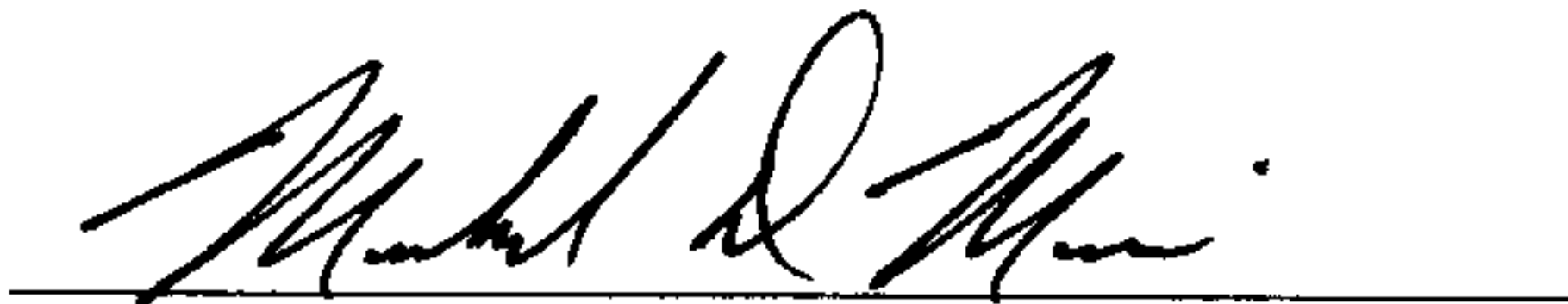
 AUG 14 2012
S Clare Clements Date

INDIVIDUAL ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, Michael D. Mims, a Notary Public, do hereby certify that Robert B Clements aka R Barry Clements and Clare Clements aka S Clare Clements, a married couple, whose names are signed to the foregoing and who are known to me, acknowledged before me on this day that, being informed of the contents of the Modification Agreement, they executed the same, voluntarily, on the day the same bears date. Given under my hand this 14th day of August, 2012.

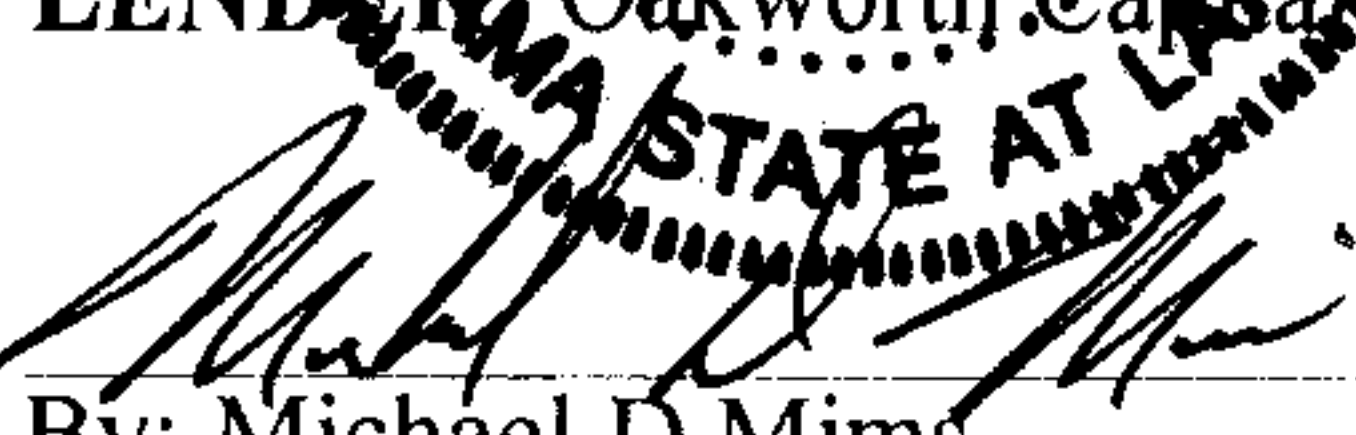
My commission expires: 02.16.16



Identification Number

(Official Seal)

LENDER: Oakworth Capital Bank

By:  Michael D Mims
Its: Managing Director

8-14-12
Date



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BUSINESS ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, _____, in and for said County and in said State, hereby certify that Michael D Mims, Managing Director of Oakworth Capital Bank, a(n) Alabama State Bank, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, in his or her official capacity and with full authority, executed the same voluntarily for and as the act of said State Bank.

Given under my hand this the 14th day of August, 2012.

My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 5, 2013
BOANDED THRU NOTARY PUBLIC UNDERWRITERS

Glenn C. Coy

(Official Seal)

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