
20130304000089260 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
03/04/2013 01:30:47 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 02-13-2013.
The parties and their addresses are:

MORTGAGOR: PHILLIP OLDHAM, A MARRIED MAN, AS AN INDUCEMENT TO MORTGAGEE AND AS AN ACCOMMODATION TO PHILLIP OLDHAM AND LISA B
OLDHAM
127 WEATHERLY WAY
PELHAM, AL 35124

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 01-11-2008 and recorded on 01-22-2008. The Security Instrument was recorded in the records of SHELBY County, Alabama at INST #20080122000028000.
The property is located in SHELBY County at 55 ACRES COUNTY ROAD 332, PELHAM, AL 35124.

Described as:
SEE ATTACHED EXHIBIT "A"

THIS DOES NOT CONSTITUTE THE HOMESTEAD OF THE MORTGAGOR

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 2/13/2013 IN THE AMOUNT OF \$29,974.46

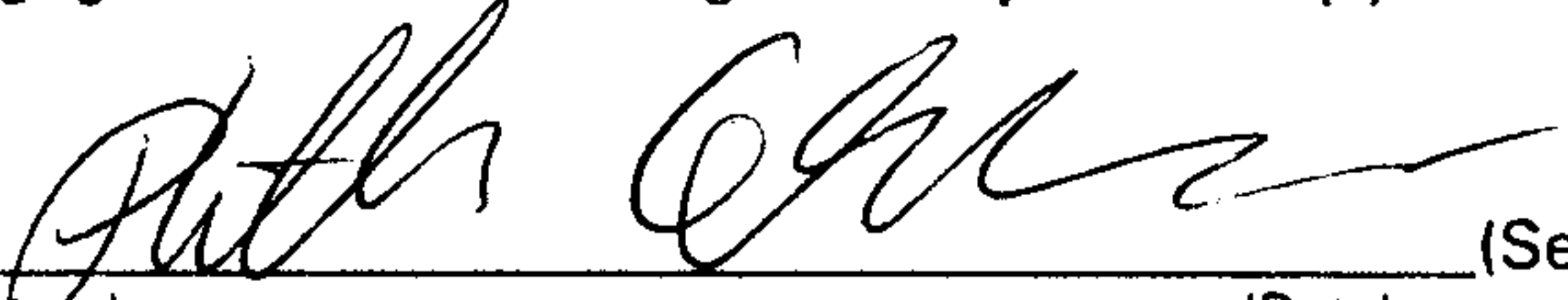
MODIFICATION TO ADD ACCOMMODATION VERBIAGE
NO ADDITIONAL MORTGAGE TAXES PAID

☐ **MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by the Security Instrument at any one time will not exceed \$_____ ☐ which is a \$_____ ☐ 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) PHILLIP OLDHAM (Date) _____ (Seal)	_____ (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 PHILLIP OLDHAM, A MARRIED MAN
_____ 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 13TH day of FEBRUARY, 2013.
My commission expires:
(Seal)



(Notary Public)
My Commission Expires 7-25-2013

Exhibit "A"



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All of the East Half of the Southwest Quarter situated in Section 20, Township 20 South, Range 2 West, Shelby County, Alabama..

LESS AND EXCEPT the lot as described in that certain deed recorded in Deed Book 140, Page 272, in the Office of the Judge of Probate of Shelby County, Alabama.

LESS AND EXCEPT property conveyed in deed recorded in Inst. No. 1996-13251 in Probate Office, Shelby County, Alabama.