

This instrument prepared by:

Patsy Jones for Traders and Farmers Bank (name)

P.O. Box 550 819/20th Street (address)
Haleyville, Al. 35565

MODIFICATION OF MORTGAGE

EFFECTIVE DATE AND PARTIES: The Effective Date of this Modification of Mortgage (this "Modification") is August 22, 2014.

The parties and their addresses are:

Blake Owen Benton & Robert E. Benton an unmarried person, an unmarried person

227 Perthshire Way

Pelham, AL. 35124

LENDER (MORTGAGEE):

**Traders and Farmers Bank
P. O. Box 550
819 20th Street
Haleyville, Al. 35565**


20140828000270940 1/3 \$264.95
Shelby Cnty Judge of Probate, AL
08/28/2014 11:07:20 AM FILED/CERT

BACKGROUND: Mortgagor and Lender entered into a real estate mortgage (the "Security Instrument") dated February 27, 2009. The Security Instrument was recorded in the office of the Judge of Probate of Shelby County, Alabama on March 2, 2009 in Mort. Book & Page 20090302000073710. The property is located in Shelby County, Alabama at 227 Perthshire Way, Pelham AL 35124.

The property is described as follows (describe real property here only if required to satisfy real estate recording requirements):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

MODIFICATION: The Security Instrument was given to secure the repayment of the loan evidenced by the Note and the other debts and obligations described in the Security Instrument, and all extensions, renewals, and modifications of the Note. For value received, Mortgagor and

Lender agree to modify the original Security Instrument by amending the description of the Note therein as set forth below. The Security Instrument, as modified by this Modification, continues in effect and secures the payment of the Note and the other debts and other obligations described in the Security Instrument and all extensions, renewals, and modifications of the Note, including those made under the Modification of Note of even date with this Modification, as follows:

The unpaid principal balance of the Note on the Effective Date is: \$163,213.97

Borrower promises to pay the principal and interest under the Note in regular Periodic Payments and to pay the Note in full not later than August 21, 2019.

CONTINUATION OF TERMS: Except as specifically amended in this Modification, all terms of the Security Instrument remain in effect.

SIGNATURES: By signing below, Mortgagor and Lender agree to the terms and covenants contained in this Modification effective as of the Effective Date, and Mortgagor acknowledges receipt of a copy of this Modification.

BORROWER:

[Signature] (Seal)
[Signature] (Seal)

LENDER:

TRADERS AND FARMERS BANK

By [Signature] (Seal)
Its President

STATE OF ALABAMA)

WINSTON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Blake Owen Benton, an unmarried person and Robert E. Benton, an unmarried person whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of August, 2014.

Tiffany Baker
Notary Public

My Commission Expires
2/24/2018

My commission expires: _____



MORTGAGE BY:
BLAKE OWEN BENTON &
ROBERT E. BENTON
AUGUST 22, 2014

EXHIBIT "A"

LOT 1819, ACCORDING TO THE FINAL PLAT OF PERTHSHIRE AT BALLANTRAE PHASE 1, AS RECORDED IN
MAP BOOK 40, PAGE 91, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THIS MORTGAGE IS NOT THE HOMESTEAD OF ROBERT E. BENTON.

ALSO: ONE AND HALF STORY 1,669 SQ. FEET FRAME HOUSE

HOMEOWNER'S INSURANCE WITH TRADERS AND FARMERS BANK AS LOSS PAYEE REQUIRED.

RB RB

20140828000270940 3/3 \$264.95
Shelby Cnty Judge of Probate, AL
08/28/2014 11:07:20 AM FILED/CERT