


RECORDATION REQUESTED BY:

Central State Bank
Airport Branch
P O Box 180
Calera, AL 35040

WHEN RECORDED MAIL TO:

Central State Bank
Airport Branch
P O Box 180
Calera, AL 35040


20140926000302770 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
09/26/2014 11:24:18 AM FILED/CERT

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated September 18, 2014, is made and executed between Shane M Jones, an unmarried man (referred to below as "Grantor") and Central State Bank, whose address is P O Box 180, Calera, AL 35040 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated August 1, 2012 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded on 8/10/2012 under Instrument # 20120810000294760 in the Office of the Judge of Probate, Shelby County, AL.
REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in Shelby County, State of Alabama:
1st Mortgage Dated 8/1/2012 and Modification of Mortgage and Assignment of Rents Dated 9/18/2014, Non-Owner Occupied Residential Real Estate, Shelby County, Alabama

The Real Property or its address is commonly known as 13831 Hwy 17, Montevallo, AL 35115.

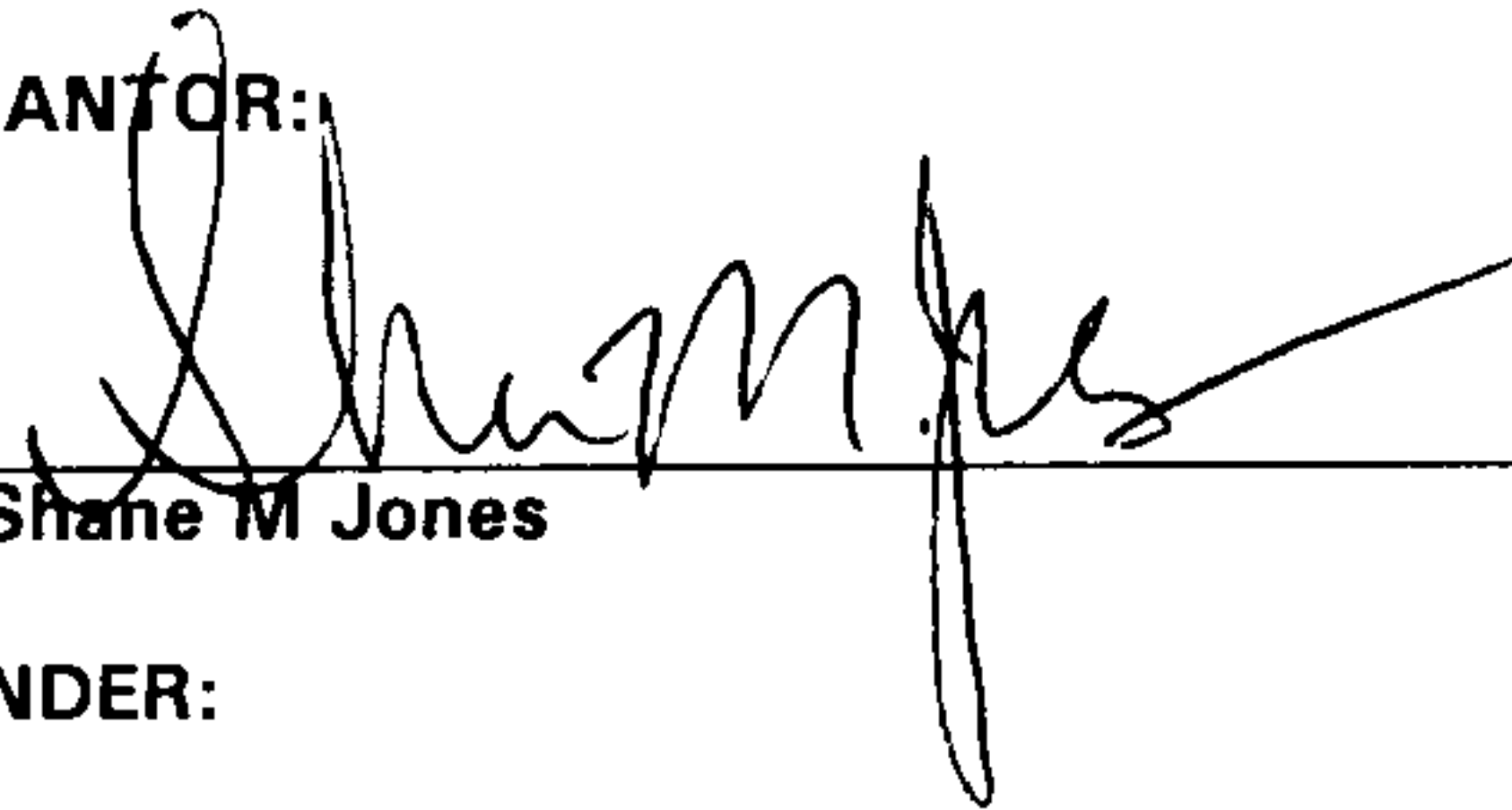
MODIFICATION. Lender and Grantor hereby modify the Mortgage as follows:

Mortgage Modified to Add Legal Description for Property Located in Shelby County at 13831 Highway 17, Montevallo, AL 35115 known as Parcel III AND Further to Amend the Property Location to Read: The Property is located in Shelby County at 13861 Highway 17, Montevallo, AL 35115 (Parcel I) and at 13831 Highway 17, Montevallo, AL 35115 (Parcel III).

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorser to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification 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.

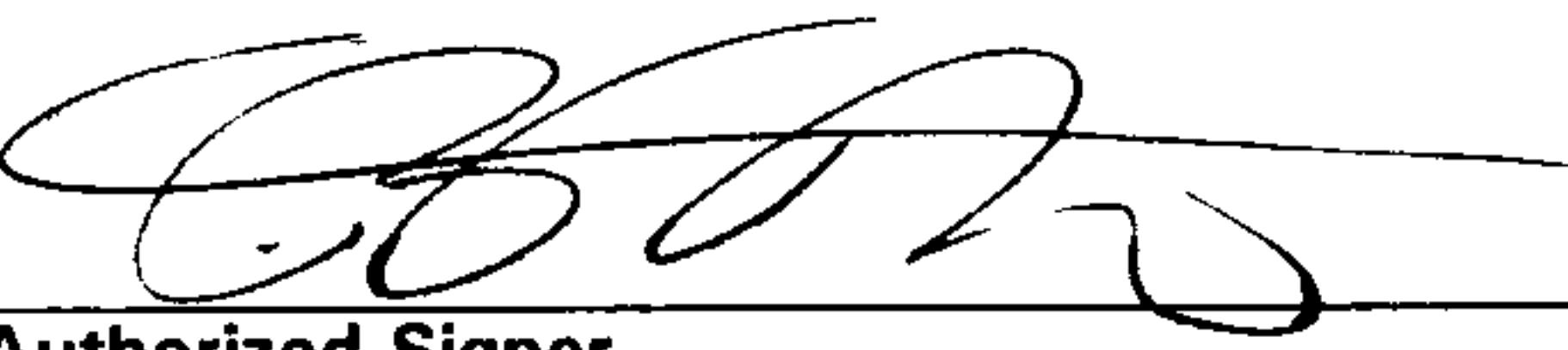
GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED SEPTEMBER 18, 2014.
THIS MODIFICATION IS GIVEN UNDER SEAL AND IT IS INTENDED THAT THIS MODIFICATION IS AND SHALL CONSTITUTE AND HAVE THE EFFECT OF A SEALED INSTRUMENT ACCORDING TO LAW.

GRANTOR:

X  (Seal)
Shane M Jones

LENDER:

CENTRAL STATE BANK

X  (Seal)
Authorized Signer

This Modification of Mortgage prepared by:

Name: Diane Rachels, NMLSR# 908111
Address: P O Box 180
City, State, ZIP: Calera, AL 35040

MODIFICATION OF MORTGAGE
(Continued)


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INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **Shane M Jones**, 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 said Modification, he or she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of September, 2014.


Notary Public

My commission expires My Commission Expires April 4, 2016

LENDER ACKNOWLEDGMENT


STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that _____ whose name as _____ of **Central State Bank** is signed to the foregoing Modification and who is known to me, acknowledged before me on this day that, being informed of the contents of the Modification of Mortgage, he or she, in his or her capacity as such _____ of **Central State Bank**, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this _____ day of _____, 20____.

Notary Public

My commission expires _____



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PARCEL I:

Commence at the Northwest corner of the Southwest ¼ of Section 4, Township 22 South, Range 3 West, Shelby County, Alabama; thence South 02 degrees 48 minutes 07 seconds West along the West line of said Section and run 71.054 feet to a point; thence South 87 degrees 11 minutes 53 seconds East and run 1448.278 feet to a 5/8-inch rebar with an orange plastic I.D. cap bearing Brad S. Lucas, L.P.S. #23005, and said point being the point of beginning; thence North 05 degrees 01 minutes 24 seconds East and run 389.289 feet (420 feet deed) to a 2-inch open top pipe; thence South 84 degrees 22 minutes 30 seconds East and run 369.478 feet to a ½-inch capped rebar; thence South 84 degrees 53 minutes 29 seconds East and run 210.356 feet to a ½-inch capped rebar on the West right of way line of County Road No. 17; thence along said right of way line South 13 degrees 56 minutes 43 seconds West and run 349.097 feet to a concrete monument; thence South 33 degrees 30 minutes 57 seconds West and run 56.175 feet to a concrete monument on the North right of way line of County Road No. 22; thence along last stated right of way line North 84 degrees 34 minutes 11 seconds West and run 285.668 feet to the beginning of a curve to the left having a central angle of 02 degrees 17 minutes 07 seconds and a radius of 6124.847 feet; thence along the chord of said curve North 85 degrees 42 minutes 44 seconds West and run a chord distance of 244.277 feet to the end of said curve; thence along last stated right of way line North 86 degrees 51 minutes 18 seconds West and run 136.646 feet back to the point of beginning.
Situating in Shelby County, Alabama.

PARCEL III:

Commence at the Southeast corner of the Northwest Quarter of the Southeast Quarter of Section 4, Township 22 South, Range 3 West, Shelby County, Alabama and run thence North 00 degrees 35 minutes 56 seconds West along the East line of said quarter-quarter section a distance of 1,950.22 to a point; thence run South 88 degrees 37 minutes 40 seconds West a distance of 1,289.18 feet to a found rebar corner and the point of beginning of the property being described; thence run South 88 degrees 18 minutes 54 seconds West a distance of 312.56 feet to a corner; thence run South 88 degrees 34 minutes 01 seconds West a distance of 204.04 feet to a set rebar corner on the easterly margin of Shelby County Highway No. 17; thence run South 13 degrees 02 minutes 40 seconds East along said margin of said Highway a distance of 57.09 feet to a corner; thence run South 17 degrees 14 minutes 45 seconds East along said margin of said highway a distance of 112.98 feet to a found open top pipe corner; thence run North 88 degrees 48 minutes 45 seconds East a distance of 147.25 feet to a solid bar corner; thence run North 88 degrees 41 minutes 42 seconds East along an existing fence line a distance of 319.92 feet to a found open top pipe corner; thence run North 01 degree 00 minutes 53 seconds East a distance of 167.50 feet to the point of beginning.
According to the survey of Joseph Conn, dated April 26, 2001.


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