

Prepared By: Debra F Lee
Synovus Financial Corp
P.O. Box 1638
Roswell, GA 30077-1638

After recording, return recording
information to: 2014/12/5/1187

American Title, Inc.
PO Box 641010
Omaha, NE 68164-1010

20150102000000250
01/02/2015 09:33:10 AM
MORTAMEN 1/1

FIRST COMMERCIAL A DIV SYNOVUS BANK
MODIFICATION AGREEMENT

Alabama, SHELBY

THIS AGREEMENT made and entered into this date: 11/14/2014 by and between JIMMY JALIL SHUNNARA AND ELIZABETH NASH SHUNNARA, HUSBAND AND WIFE (hereinafter designated "Grantor"), and FIRST COMMERCIAL A DIV SYNOVUS BANK (hereinafter designated "Grantee"),

WITNESSETH THAT:

By Alabama Mortgage dated 11/10/2011 and recorded in Mortgage Book 20111121000353250, SHELBY County, Alabama (briefly identified as 124 BILTMORE DR, BIRMINGHAM, AL 35242-7713) to secure loans and advances made to Grantor on a \$80,000.00 line of credit (the "Credit Line"); MODIFIED TO \$ 90,000.00 ON 1/16/2013 BOOK 20130225000078860 pursuant to a certain Home Equity Line Account Agreement between Grantee and Grantor dated concurrently with said Mortgage, and to secure any extension and/or renewals thereof and any other indebtedness which Grantor might thenceforth owe to Grantee. Alabama's mortgage tax on notes secured by real estate, based upon the full amount of said Credit Line, was duly paid prior to the filing of said Mortgage.

By mutual agreement of the parties and for valuable considerations moving from each to the other, said Credit Line is and has been increased by the sum of \$30,000.00 so that the Credit Line secured by said Mortgage now amounts to \$120,000.00 and said Home Equity Line Agreement and said Mortgage are hereby amended accordingly.

This Mortgage Modification Agreement supplements the Mortgage including all addendums and exhibits thereto, and all of the terms and conditions of the Mortgage apply to this Mortgage Modification Agreement; providing that to the extent there is a conflict between this Mortgage Modification Agreement and the Mortgage, the terms herein shall control. All capitalized terms used but not otherwise defined here, shall have the meanings assigned thereto in the Mortgage.

As of the date hereof, all of the provisions of this Mortgage Modification Agreement shall be deemed to be incorporated into and made a part of the Mortgage, and the Mortgage, as amended by this Mortgage Modification Agreement, shall be read, taken and construed as one and the same instrument. Except as otherwise expressly modified herein, the Mortgage shall remain in full force and effect and is hereby ratified.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and affixed his seal the day and year above first written; and FIRST COMMERCIAL A DIV SYNOVUS BANK has caused this Agreement to be executed on its behalf, by its proper officers, duly authorized so to do, under the corporate seal, the day and year first above written.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/02/2015 09:33:10 AM
\$59.00 JESSICA
20150102000000250

Grantor:

JIMMY JALIL SHUNNARA

Grantor:

ELIZABETH NASH SHUNNARA

BY: FIRST COMMERCIAL A DIV SYNOVUS BANK

Name:

LAUREN DANGO

Title: COMMERCIAL BANKER

Signed, sealed and delivered in the presence of:

Witness

Notary Public

Jefferson County, AL

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 8, 2015
BONDED THRU NOTARY PUBLIC UNDERWRITERS

