

RECORDATION REQUESTED BY:

Central State Bank
Main Office
P O Box 180
Calera, AL 35040

WHEN RECORDED MAIL TO:

Central State Bank
Main Office
P O Box 180
Calera, AL 35040

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE

Notice: The original principal amount available under the Note (as defined below), which was \$10,200.00 (on which any required taxes already have been paid), now is increased by an additional \$10,000.00.

THIS MODIFICATION OF MORTGAGE dated January 15, 2015, is made and executed between Mike Kelley; Sandra Kelley, Husband and Wife and Denise Graham, an unmarried woman (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 November 7, 2012 (the "Mortgage") which has been recorded in Shelby County, State of Aláabama, as follows:

Recorded In Instrumnet # 20121207000467980 in the Office of the Judge of Probate, Shelby County, Alabama.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in Shelby County, State of Alabama:

2nd Mortgage Dated 11/7/2012 and Modification of Mortgage and Assignment of Rents , Commercial Real Estate, Shelby County, Alabama

The Real Property or its address is commonly known as 5 Brown Circle, Alabaster, AL 35007.

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

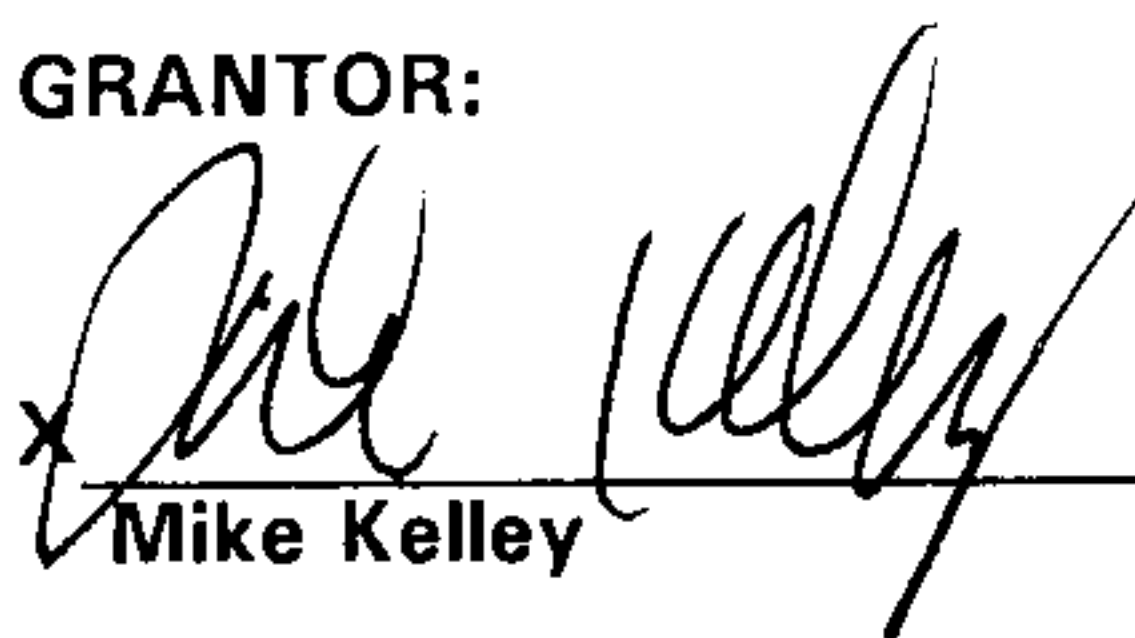
Increase Mortgage Amount from Ten Thousand Two Hundred and 00/100 Dollars (\$10,200.00) to Twenty Thousand Two Hundred and 00/100 Dollars (\$20,200.00).

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 endorsers 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.

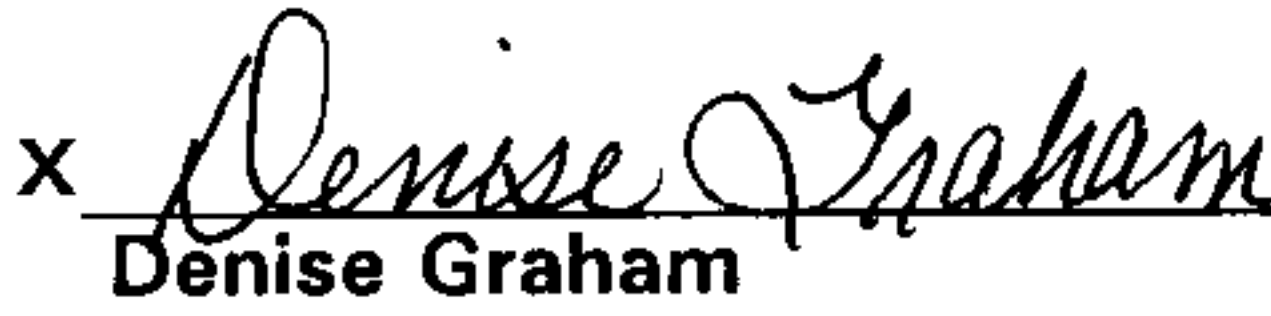
GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JANUARY 15, 2015.

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)
Mike Kelley


x  (Seal)
Sandra Kelley

x  (Seal)
Denise Graham

LENDER:

CENTRAL STATE BANK

x  (Seal)
Authorized Signer


20150128000028950 1/2 \$32.00
Shelby Cnty Judge of Probate, AL
01/28/2015 11:35:11 AM FILED/CERT

MODIFICATION OF MORTGAGE
(Continued)

This Modification of Mortgage prepared by:

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

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 **Mike Kelley; Sandra Kelley; and Denise Graham**, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said Modification, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of January, 2015 :

Chelise Harris
Notary Public

My commission expires My Commission Expires May 12, 2015

LENDER 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 Schroeder whose name as President 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 OFFICER of **Central State Bank**, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 15th day of JANUARY, 2015 .

Diane Rachels
Notary Public

My commission expires MY COMMISSION EXPIRES 08/06/2018

