

RECORDATION REQUESTED BY:
CADENCE BANK, N.A.
AL - Hoover-Hwy 150-Retail Banking
2755 John Hawkins Pkwy
Hoover, AL 35244


20150629000215970 1/4 \$100.00
Shelby Cnty Judge of Probate, AL
06/29/2015 08:09:09 AM FILED/CERT

~~WHEN RECORDED MAIL TO:~~
CADENCE BANK, N.A.
LOAN OPERATIONS
P O BOX 43467
BIRMINGHAM, AL 35243-0467

WHEN RECORDED RETURN TO:
OLD REPUBLIC TITLE
ATTN: POST CLOSING
530 SOUTH MAIN STREET
SUITE 1031
AKRON, OH 44311

SEND TAX NOTICES TO:
KIMBERLY HAMM
GLENN A HAMM
107 CARRIAGE DRIVE
Maylene, AL 35114

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

 **CADENCE**
BANK

15039431

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated June 12, 2015, is made and executed between KIMBERLY HAMM (A/K/A Kimberly Sides Hamm) and GLENN A HAMM (A/K/A Glenn Aaron Hamm), whose address is 107 CARRIAGE DRIVE, Maylene, AL 35114; husband and wife (referred to below as "Grantor") and CADENCE BANK, N.A., whose address is 2755 John Hawkins Pkwy, Hoover, AL 35244 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 26, 2014 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded 7/8/14 in the offices of the Judge of Probate of Shelby County, Alabama, as Mortgage Document Numbered 20140708000206800.

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

See Exhibit A, which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 107 Carriage Drive, Maylene, AL 35114.

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

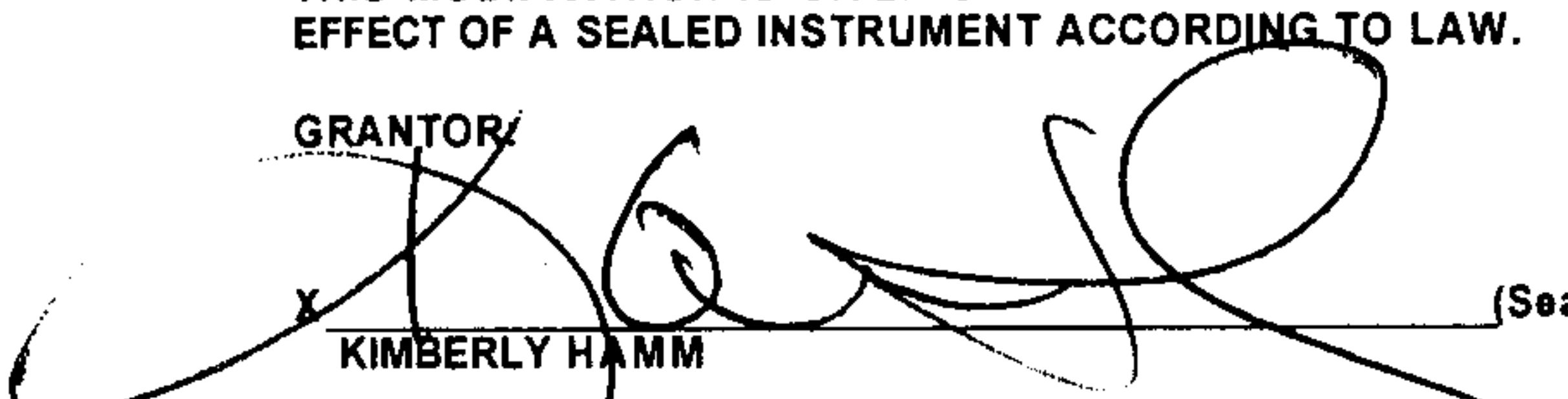
Increase the principal balance which may be outstanding from time to time to \$50,000.00, Extend the Maturity Date to 6/12/2030.

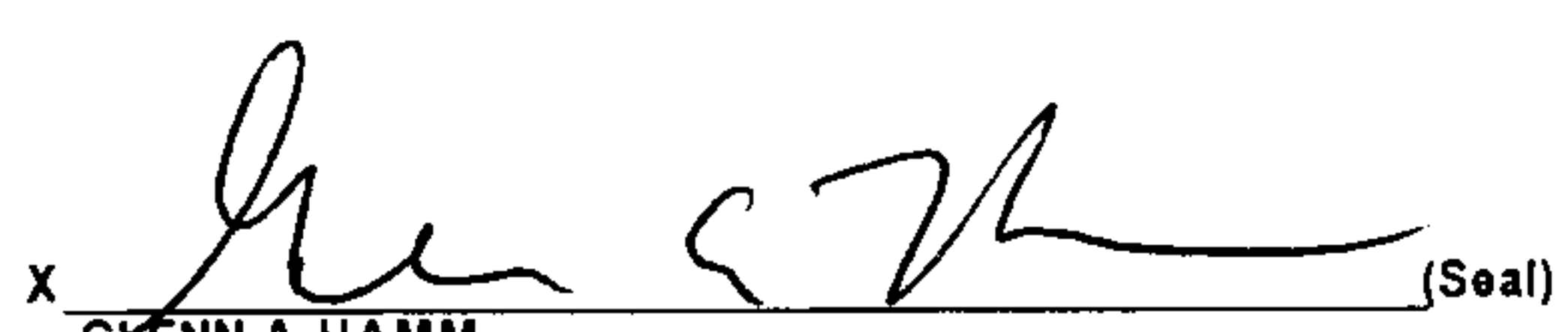
CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right 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 JUNE 12, 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.

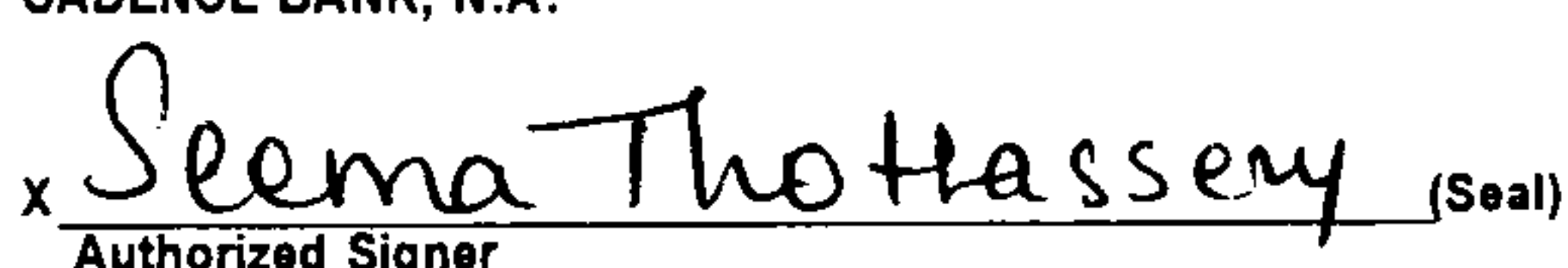
GRANTOR/

x  (Seal)
KIMBERLY HAMM

x  (Seal)
GLENN A HAMM

LENDER:

CADENCE BANK, N.A.

x  (Seal)
Authorized Signer

This Modification of Mortgage prepared by:

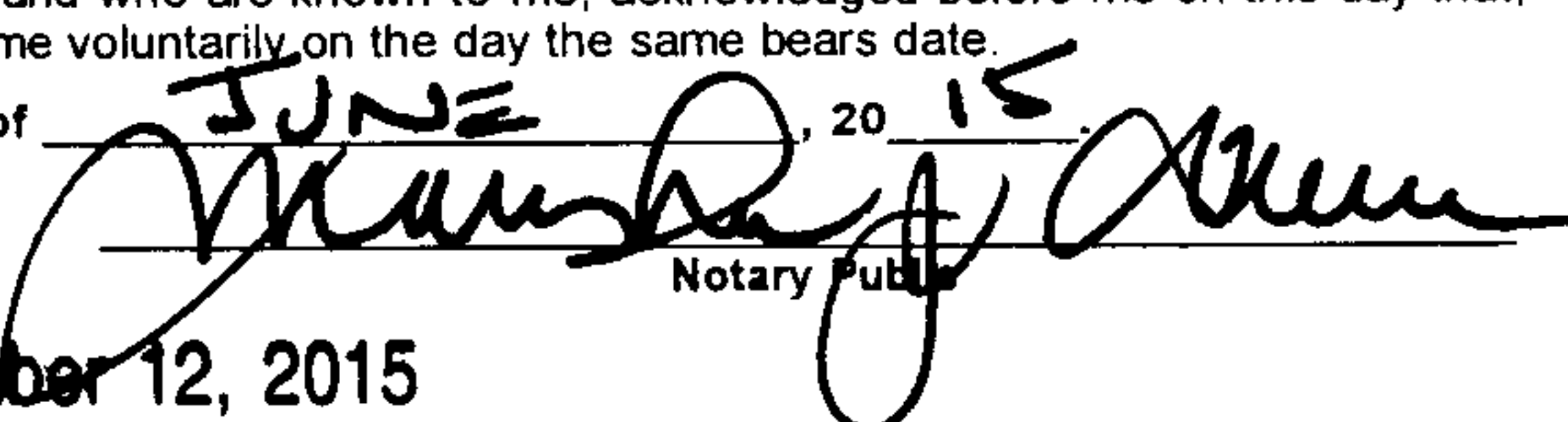
Name: Matthew Mayo, Loan Operations Specialist
Address: 3500 Colonnade Parkway, Ste 600
City, State, ZIP: Birmingham, AL 35243

INDIVIDUAL ACKNOWLEDGMENT

STATE OF AL)
COUNTY OF JEFFERSON) SS
)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that KIMBERLY HAMM and GLENN A HAMM, husband and wife, 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 12TH day of JUNE, 20 15.


Notary Public

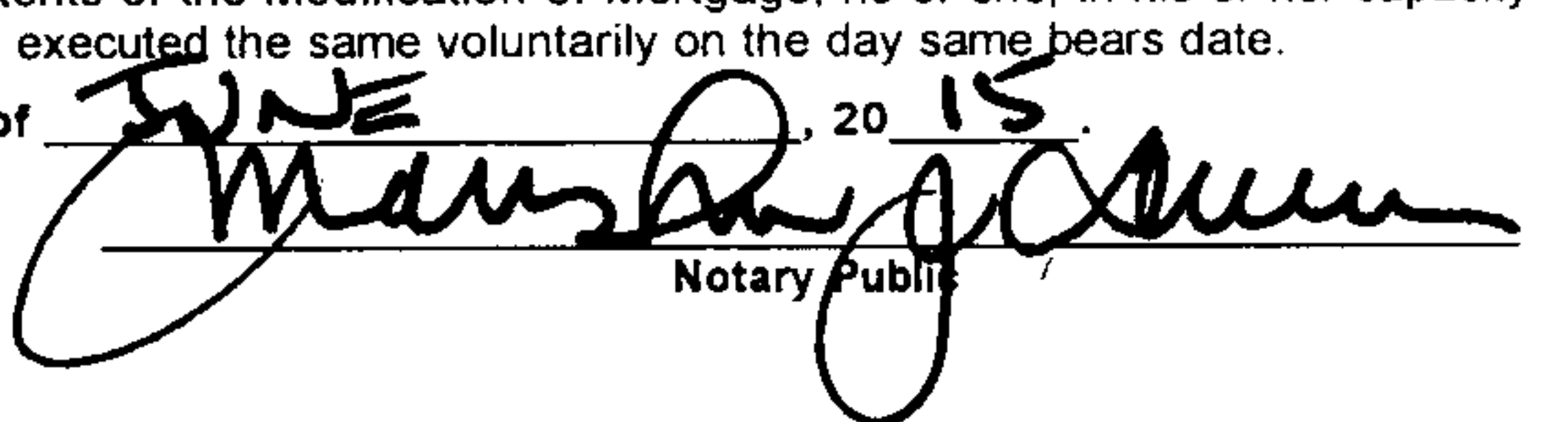
My commission expires My commission expires September 12, 2015

LENDER ACKNOWLEDGMENT

STATE OF AL)
COUNTY OF JEFFERSON) SS
)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that SEENA THOTTASSERY whose name as Auth SIGNER of CADENCE BANK, N.A. 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 SEENA THOTTASSERY of CADENCE BANK, N.A., executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 12TH day of JUNE, 20 15.


Notary Public

My commission expires September 12, 2015
My commission expires



20150629000215970 2/4 \$100.00
Shelby Cnty Judge of Probate, AL
06/29/2015 08:09:09 AM FILED/CERT

EXHIBIT "A"

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 11, ACCORDING TO THE MAP AND SURVEY OF CARRIAGE HILL, PHASE 1, AS RECORDED IN MAP BOOK 13, PAGE 31, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE NW CORNER OF SAID LOT 11, THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERLY LINE OF SAID LOT 11, A DISTANCE OF 22.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE, A DISTANCE OF 108.31 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE 169 DEGREES 25 MINUTES 56 SECONDS LEFT, IN A NORTHEASTERLY DIRECTION, A DISTANCE OF 48.86 FEET; THENCE 5 DEGREES 43 MINUTES 40 SECONDS LEFT, IN A NORTHEASTERLY DIRECTION A DISTANCE OF 23.70 FEET; THENCE 21 DEGREES 29 MINUTES 02 SECONDS LEFT, IN A NORTHEASTERLY DIRECTION A DISTANCE OF 38.27 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

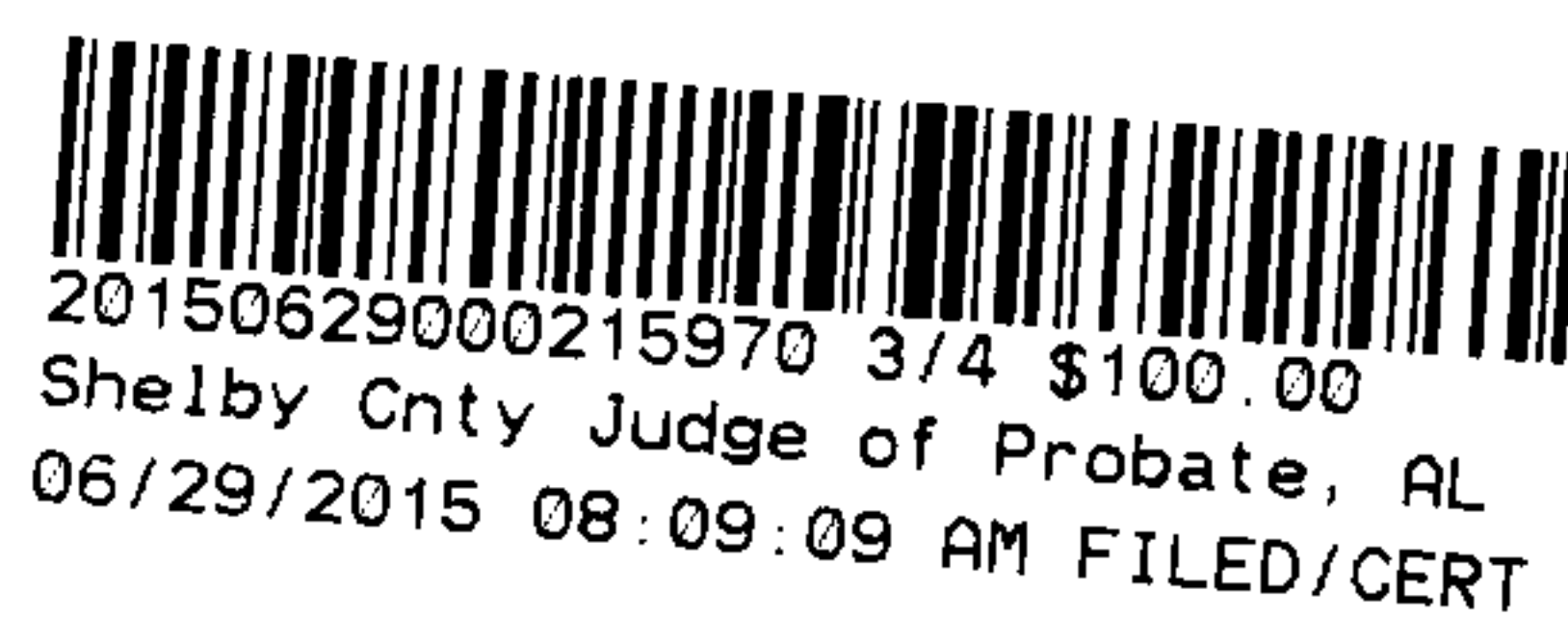


EXHIBIT "A"

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 11, ACCORDING TO THE MAP AND SURVEY OF CARRIAGE HILL, PHASE 1, AS RECORDED IN MAP BOOK 13, PAGE 31, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE NW CORNER OF SAID LOT 11, THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERLY LINE OF SAID LOT 11, A DISTANCE OF 22.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE, A DISTANCE OF 108.31 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE 169 DEGREES 25 MINUTES 56 SECONDS LEFT, IN A NORTHEASTERLY DIRECTION, A DISTANCE OF 48.86 FEET; THENCE 5 DEGREES 43 MINUTES 40 SECONDS LEFT, IN A NORTHEASTERLY DIRECTION A DISTANCE OF 23.70 FEET; THENCE 21 DEGREES 29 MINUTES 02 SECONDS LEFT, IN A NORTHEASTERLY DIRECTION A DISTANCE OF 38.27 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TAX ID NO: 23-5160-001-012.011

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED:

GRANTOR: BUILDER'S GROUP, INC.
GRANTEE: GLENN AARON HAMM AND KIMBERLY SIDES HAMM, AS JOINT
TENANTS, WITH RIGHT OF SURVIVORSHIP
DATED: 11/30/1989
RECORDED: 12/06/1989
BOOK-PAGE/DOC#: 269-89

ADDRESS: 107 CARRIAGE DR , MAYLENE, AL, 35114



20150629000215970 4/4 \$100.00
Shelby Cnty Judge of Probate, AL
06/29/2015 08:09:09 AM FILED/CERT