


RECORDATION REQUESTED BY:  
CADENCE BANK, N.A.  
AL - Birmingham-Hwy 119-Retail Banking  
6801 Cahaba Valley Rd, Suite 100  
Hoover, AL 35242

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

  
20151215000427830 1/3 \$197.00  
Shelby Cnty Judge of Probate, AL  
12/15/2015 01:12:01 PM FILED/CERT

SEND TAX NOTICES TO:  
Robert L Coe  
Ann P Coe  
2007 Eagle Hollow Circle  
Birmingham, AL 35242

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

 **CADENCE**  
BANK

15074281

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated December 3, 2015, is made and executed between Robert L Coe and Ann P Coe, whose address is 2007 Eagle Hollow Circle, Birmingham, AL 35242; husband and wife (referred to below as "Grantor") and CADENCE BANK, N.A., whose address is 6801 Cahaba Valley Rd, Suite 100, Hoover, AL 35242 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated March 4, 2011 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded 05/31/2011 in Instrument 20110531000169160 in the offices of Shelby County Alabama, as modified by that certain modification prepared 08/21/2014 and recorded 10/03/2014 in Instrument 20141003000310190 in the offices of Shelby County, Alabama.

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

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA: LOT 830, ACCORDING TO THE SURVEY OF EAGLE POINT, 8TH SECTOR, PHASE 1, AS RECORDED IN MAP BOOK 24, PAGE 127 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED. SUBJECT TO EXISTING EASEMENTS, CURRENT TAXES, RESTRICTIONS, SET-BACK LINES AND RIGHTS OF WAY, IF ANY, OF RECORD

The Real Property or its address is commonly known as 2007 Eagle Hollow Circle, Birmingham, AL 35242.

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


Principal Increase and Extending Maturity Date. *New unpaid principal balance is \$118,000.00. ~~EB~~*

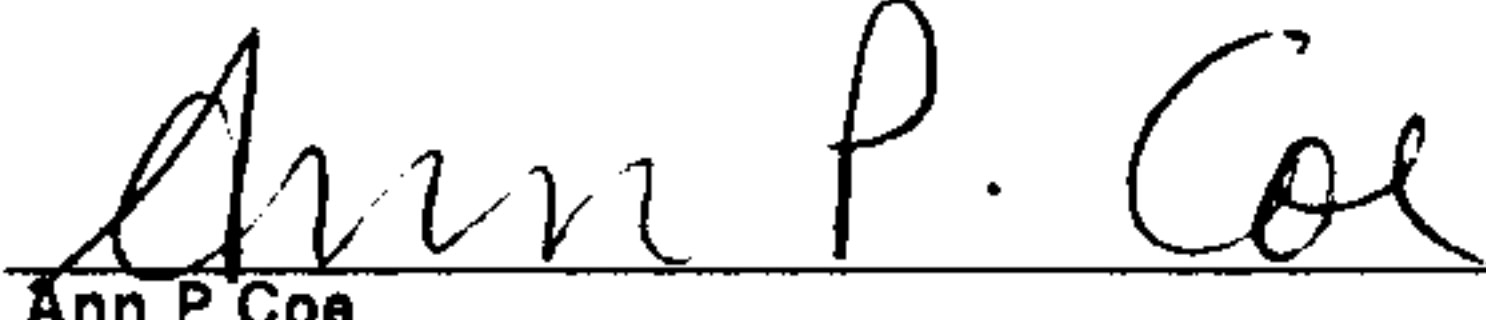
CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right 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 DECEMBER 3, 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)  
Robert L Coe

X  \_\_\_\_\_ (Seal)  
Ann P Coe

LENDER:

CADENCE BANK, N.A.

X  \_\_\_\_\_ (Seal)  
Authorized Signer

This Modification of Mortgage prepared by:

Name: Dedra King, Loan Ops Processor  
Address: 3500 Colonnade Parkway Suite 600  
City, State, ZIP: Birmingham, AL 35243

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama )  
 ) SS  
COUNTY OF Jefferson )

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **Robert L Coe and Ann P Coe, 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 3<sup>rd</sup> day of December, 20 15.

**MY COMMISSION EXPIRES  
DECEMBER 19, 2017**

[Signature]  
Notary Public

My commission expires \_\_\_\_\_

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 Jonathan Strickland whose name as office 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 office of **CADENCE BANK, N.A.**, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 3<sup>rd</sup> day of December, 20 15.

[Signature]  
Notary Public

My commission expires \_\_\_\_\_

**TRACIE P. BEAN**  
Notary Public, Alabama State At Large  
My Commission Expires Feb. 2, 2019

  
20151215000427830 2/3 \$197.00  
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**EXHIBIT "A"**

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 830, ACCORDING TO THE SURVEY OF EAGLE POINT, 8TH SECTOR, PHASE 1, AS RECORDED IN MAP BOOK 24, PAGE 127 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.


SUBJECT TO EXISTING EASEMENTS, CURRENT TAXES, RESTRICTIONS, SET-BACK LINES AND RIGHTS OF WAY, IF ANY, OF RECORD.

TAX ID NO: 09 3 07 0 002 002.064 (PARCEL NO.)

BEING THE SAME PROPERTY CONVEYED BY JOINT AND SURVIVORSHIP DEED:

GRANTOR: TADMORE HOMES, INC., A CORPORATION  
GRANTEE: ROBERT L. COE AND ANN P. COE, HUSBAND AND WIFE, AS JOINT  
TENANTS, WITH RIGHT OF SURVIVORSHIP  
DATED: 07/02/1999  
RECORDED: 07/07/1999  
BOOK-PAGE/DOC#: 1999-28502

ADDRESS: 2007 EAGLE HOLLOW CIRCLE, BIRMINGHAM, AL, 35242

  
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