

RECORDATION REQUESTED BY:

Bryant Bank
Cahaba Village
2700 Cahaba Village
Mountain Brook, AL 35243

WHEN RECORDED MAIL TO:

Bryant Bank
P.O. Office Box 2087
Birmingham, AL 35201

SEND TAX NOTICES TO:

B Pace Reid
2415 Royal Lane
Pelham, AL 35124

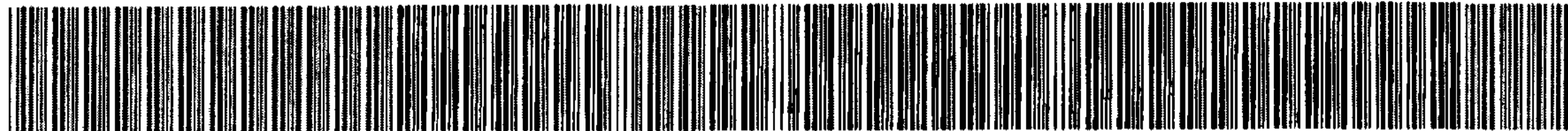


20160215000046910 1/4 \$75.50
Shelby Cnty Judge of Probate, AL
02/15/2016 09:17:13 AM FILED/CERT

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE



#####%0740%02042016%#####

Notice: The original principal amount available under the Note (as defined below), which was \$165,000.00 (on which any required taxes already have been paid), now is increased by an additional \$35,000.00.

THIS MODIFICATION OF MORTGAGE dated February 4, 2016, is made and executed between B Pace Reid; an Unmarried Man (referred to below as "Grantor") and Bryant Bank, whose address is 2700 Cahaba Village, Mountain Brook, AL 35243 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated September 6, 2011 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded 9/13/11 at instrument #20110913000270490 and Modification of Mortgage dated 9/3/15 recorded 9/11/15 at Instrument #20150911000317460 in Shelby County, Alabama

B Pace Reid and Barron Pace Reid are one and the same person.

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 2651 Oak Mountain Park Road, Pelham, AL 35124.

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

Modification of Mortgage to increase mortgage by \$35,000.00.

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.

MODIFICATION OF MORTGAGE
(Continued)

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED FEBRUARY 4, 2016.

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 *B. Pace Reid* (Seal)
B Pace Reid

LENDER:

BRYANT BANK

X *Brian Ethridge* (Seal)
Brian Ethridge, Executive Vice President

This Modification of Mortgage prepared by:

Name: Mary Hudson
Address: 2700 Cahaba Village
City, State, ZIP: Mountain Brook, 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 **B Pace Reid, an Unmarried Man**, 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 4 day of Feb, 2016.

Jessica L. Brown
Notary Public

My commission expires 04-04-2017



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MODIFICATION OF MORTGAGE
(Continued)

LENDER 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 **Brian Ethridge** whose name as **Executive Vice President of Bryant 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 **Executive Vice President of Bryant Bank**, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 4 day of Feb, 2016.

Jessica L. Brown
Notary Public

My commission expires 04-04-2017



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EXHIBIT "A"

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 2 WEST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF THE NE 1/4 OF SAID SECTION; THENCE SOUTH 88°20'28" EAST A DISTANCE OF 164.79 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 86°19'07" EAST A DISTANCE OF 279.42 FEET; THENCE SOUTH 43°18'28" WEST A DISTANCE OF 228.67 FEET; THENCE SOUTH 25°03'51" WEST A DISTANCE OF 531.62 FEET; THENCE SOUTH 16°26'28" WEST A DISTANCE OF 373.79 FEET; THENCE NORTH 02°17'03" EAST A DISTANCE OF 786.36 FEET; THENCE NORTH 36°39'48" EAST A DISTANCE OF 297.55 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA..

LESS AND EXCEPT ANY PORTION OF SUBJECT PROPERTY LYING WITHIN A ROAD RIGHT OF WAY.

ALL BEING SITUATED IN SHELBY COUNTY, ALABAMA.

