

RECORDATION REQUESTED BY:

Bryant Bank
Columbiana
21290 Hwy 25
Columbiana, AL 35051

WHEN RECORDED MAIL TO:

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


20160224000056510 1/3 \$170.00
Shelby Cnty Judge of Probate, AL
02/24/2016 10:10:02 AM FILED/CERT

SEND TAX NOTICES TO:

William A Connor
Terri L Connor
20 Dogwood Drive
Calera, AL 35040-0000

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

BRYANT BANK

MODIFICATION OF MORTGAGE



#####%0740%01272016%#####

Notice: The original principal amount available under the Note (as defined below), which was \$140,000.00 (on which any required taxes already have been paid), now is increased by an additional \$100,000.00.

THIS MODIFICATION OF MORTGAGE dated January 27, 2016, is made and executed between William A Connor and Terri L Connor, husband and wife (referred to below as "Grantor") and Bryant Bank, whose address is 21290 Hwy 25, Columbiana, AL 35051 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated August 15, 2007 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded by Instrument Number 20070824000399840 on 08/24/07 in the Judge of Probate Office in Shelby County, AL. Said Mortgage was further modified on 08/01/12 by Instrument Number 20120905000335070 on 09/05/12.

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

Lot 8, according to Map of Country View Estates, Phase I, as recorded in Map Book 10, Page 10, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

The Real Property or its address is commonly known as 20 Dogwood Drive, Calera, AL 35040-0000.

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

Principal Increase from \$140,000.00 to \$240,000.00.

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 endorser 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)

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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 27, 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 William A Connor III (Seal)
William A Connor

X Terri L Connor (Seal)
Terri L Connor

LENDER:

BRYANT BANK

X Billy R Jones (Seal)
Billy R Jones, Branch Manager



20160224000056510 2/3 \$170.00
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This Modification of Mortgage prepared by:

Name: Julie Nichols
Address: 21290 Hwy 25
City, State, ZIP: Columbiana, AL 35051

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama

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) SS
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COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that William A Connor and Terri L Connor, 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 27 day of January, 2016.

Julie Nichols
Notary Public

My commission expires MY COMMISSION EXPIRES AUGUST 12, 2018

MODIFICATION OF MORTGAGE
(Continued)

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LENDER ACKNOWLEDGMENT

STATE OF Alabama

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COUNTY OF Shelby

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20160224000056510 3/3 \$170.00
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I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **Billy R Jones** whose name as **Branch Manager 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 **Branch Manager of Bryant Bank**, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this _____ day of _____, 20_____.

Notary Public

My commission expires _____