

TC

WHEN RECORDED MAIL TO:
SERVISFIRST BANK
850 SHADES CREEK PARKWAY SUITE 200
BIRMINGHAM, AL 35209

SEND TAX NOTICES TO:
JEREMY D. JONES
LEAH JONES
8261 CASTLEHILL ROAD
BIRMINGHAM, AL 35242-0000

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE



00000000010007081200074001252016

THIS MODIFICATION OF MORTGAGE dated January 25, 2016, is made and executed between JEREMY D. JONES, whose address is 8261 CASTLEHILL ROAD, BIRMINGHAM, AL 35242-0000 and LEAH JONES, whose address is 8261 CASTLEHILL ROAD, BIRMINGHAM, AL 35242-0000; Husband and Wife (referred to below as "Grantor") and ServisFirst Bank, whose address is 850 SHADES CREEK PARKWAY , SUITE 200, BIRMINGHAM, AL 35209 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated May 23, 2012 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

RECORDED JUNE 14, 2012; INSTRUMENT NUMBER 20120614000211140.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in SHELBY County, State of Alabama:
LOT 43-A ACCORDING TO THE MAP OF GREYSTONE, 8TH SECTOR, RESURVEY OF LOTS 42, 43, 44, 45 AND ACREAGE, AS RECORDED IN MAP BOOK 22, PAGE 116, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

The Real Property or its address is commonly known as 8261 CASTLEHILL RD, BIRMINGHAM, AL 35242.

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

INCREASING PRINCIPAL AMOUNT FROM \$75,000.00 TO \$150,000.00. CURRENT AMOUNT OF INDEBTEDNESS IS \$73,765.89.


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 25, 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 _____ (Seal)
JEREMY D. JONES

X  _____ (Seal)
LEAH JONES

LENDER:

SERVISFIRST BANK
 _____ (Seal)
CHAD GOODWIN, Assistant Vice President


20160301000064930 1/2 \$127.70
Shelby Cnty Judge of Probate, AL
03/01/2016 12:31:23 PM FILED/CERT

This Modification of Mortgage prepared by:

Name: FELICIA HATTEN
Address: 850 SHADES CREEK PARKWAY
City, State, ZIP: BIRMINGHAM, AL 35209

MODIFICATION OF MORTGAGE
(Continued)

Loan No: 100070812

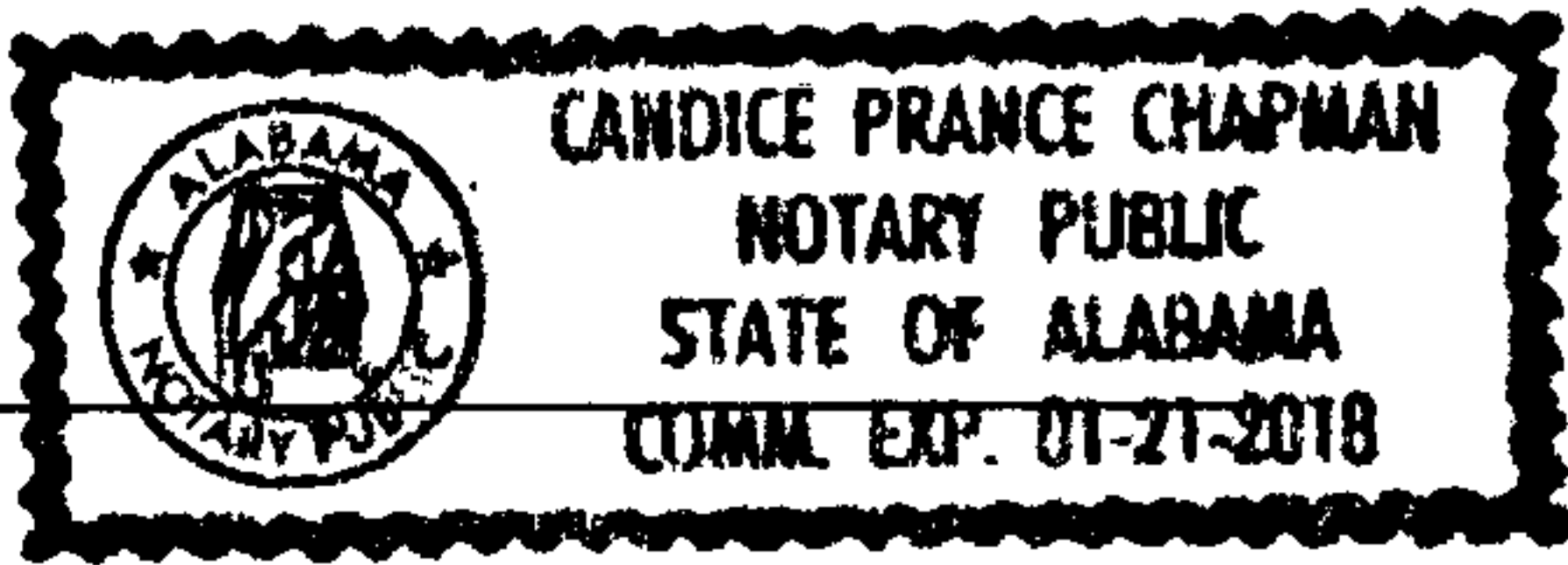
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INDIVIDUAL ACKNOWLEDGMENT

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 JEREMY D. JONES and LEAH JONES, 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 26 day of January, 2016.



My commission expires

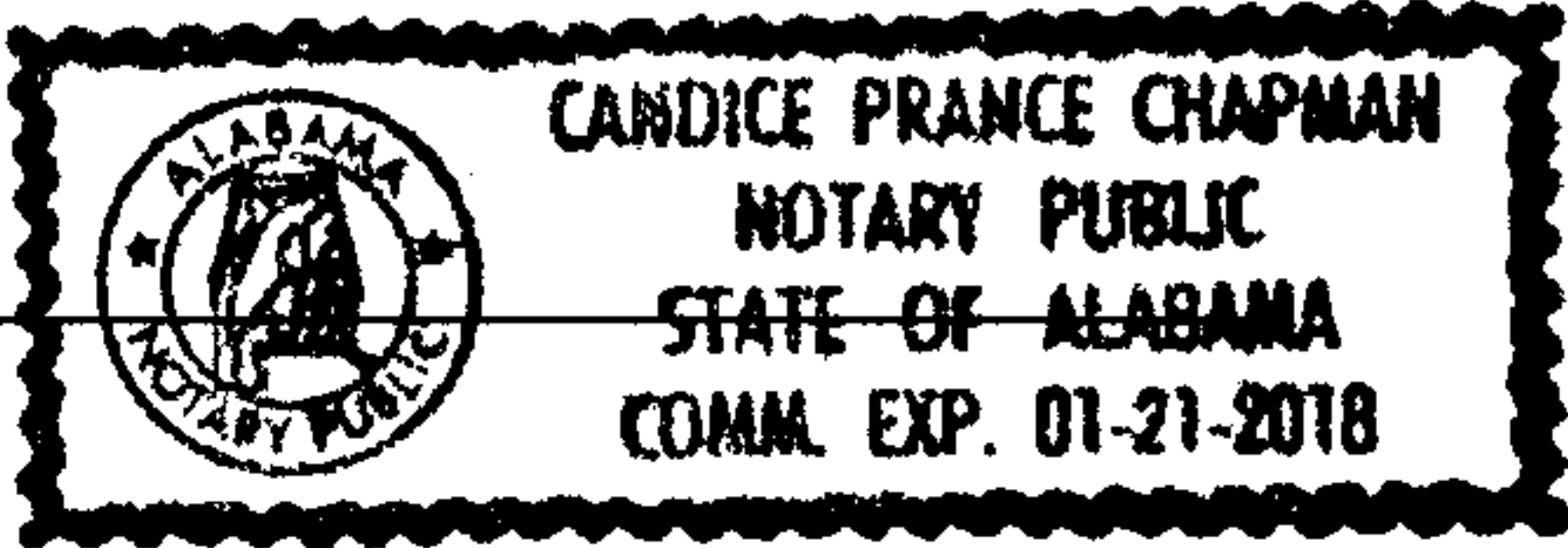
Candice Prance Chapman
Notary Public

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 CHAD GOODWIN whose name as Assistant Vice President of ServisFirst 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 Assistant Vice President of ServisFirst Bank, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 26 day of January, 2016.



My commission expires

Candice Prance Chapman
Notary Public

20160301000064930 2/2 \$127.70
Shelby Cnty Judge of Probate, AL
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