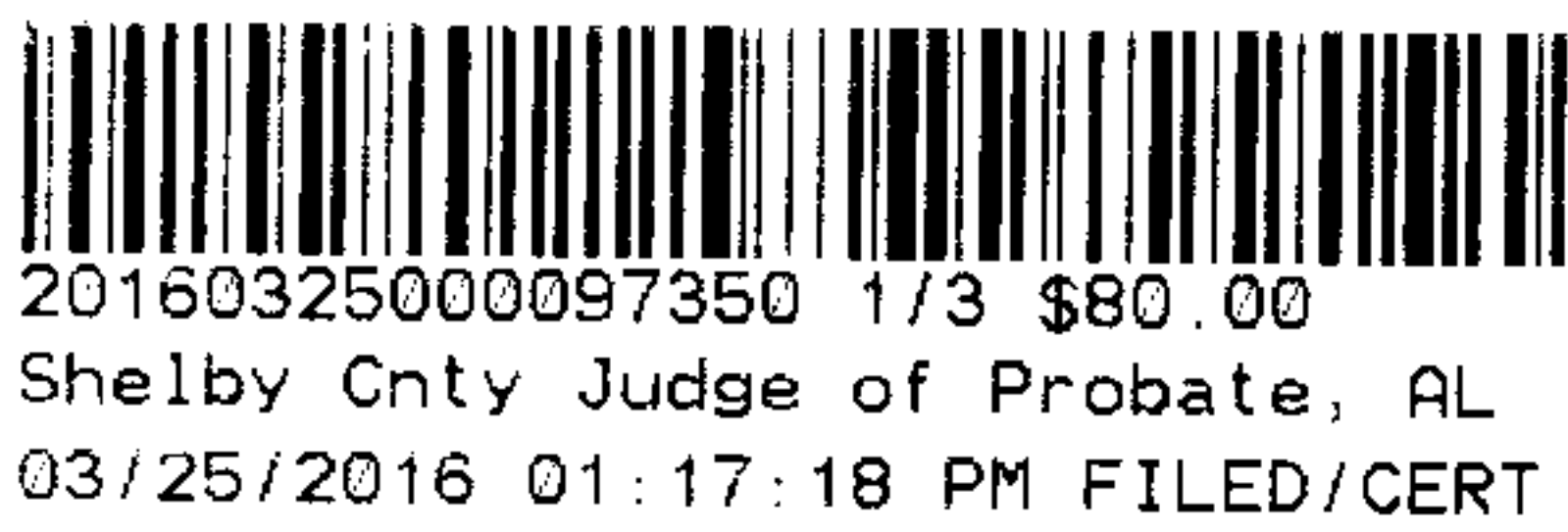


RECORDATION REQUESTED BY:
Central State Bank
Airport Branch
P O Box 180
Calera, AL 35040



WHEN RECORDED MAIL TO:
Central State Bank
Airport Branch
P O Box 180
Calera, AL 35040

SEND TAX NOTICES TO:
Central State Bank
Airport Branch
P O Box 180
Calera, AL 35040

Mortgage from present owner and spouse, if married, to the mortgagee. Said mortgage should recite the following: Carl B Munson is the surviving grantee in that certain deed recorded in instrument #20081029000420240, in the Probate Office of Shelbt County, Alabama; the other grantee, Shirley L. Munson, having died on or about 3rd day of February 2015.

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE

Notice: The original principal amount available under the Note (as defined below), which was \$60,000.00 (on which any required taxes already have been paid), now is increased by an additional \$40,000.00.

THIS MODIFICATION OF MORTGAGE dated March 10, 2016, is made and executed between Carl B Munson, Husband and Wife and SHIRLEY MUNSON (referred to below as "Grantor") and Central State Bank, whose address is P O Box 180, Calera, AL 35040 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated November 9, 2011 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

Recorded on 11/29/11 Instrument # 20111129000359240.

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

1ST MORTGAGE DATED 11/9/11 & MODIFIED 3/10/16 NON-OWNER OCCUPIED RESIDENTIAL REAL ESTATE SHELBY CO, AL & ASSIGNMENT OF RENTS & LEASES

The Real Property or its address is commonly known as 105 SPRING PLACE, ALABASTER, AL 35007.

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

Increase to One Hundred Thousand and xx/100 (\$100,000.00).

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.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED MARCH 10, 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)
Carl B Munson

X _____ (Seal)
SHIRLEY MUNSON

LENDER:

CENTRAL STATE BANK
X  (Seal)
Authorized Signer

This Modification of Mortgage prepared by:

Name:
Address:
City, State, ZIP:

MODIFICATION OF MORTGAGE
(Continued)

Page 2

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 Carl B Munson and SHIRLEY MUNSON, 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 10th day of MARCH, 2016.

Cathy Johnson
Notary Public

My commission expires MY COMMISSION EXPIRES 08/06/2018

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 John Cocoris whose name as VICE-PRESIDENT of Central State 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 VICE-PRESIDENT of Central State Bank, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of MARCH, 2016.

Cathy Johnson
Notary Public

My commission expires MY COMMISSION EXPIRES 08/06/2018


20160325000097350 2/3 \$80.00
Shelby Cnty Judge of Probate, AL
03/25/2016 01:17:18 PM FILED/CERT

Lot 18, according to the Survey of Spring Gate, Sector 1, Phase Two, as recorded in Map Book 18, Page 148, in the Probate Office of Shelby County, Alabama



20160325000097350 3/3 \$80.00
Shelby Cnty Judge of Probate: AL
03/25/2016 01:17:18 PM FILED/CERT