

* This Mortgage modification is being
Re-Recorded to include the legal
description of the property *

WHEN RECORDED MAIL TO:

Renasant Bank
Document Control Dept.
P O Box 4140
Tupelo, MS 38803

SEND TAX NOTICES TO:

Renasant Bank
Chelsea Office
16623 Hwy 280
Chelsea, AL 35043



20151124000405220 1/2 \$178.25
Shelby Cnty Judge of Probate, AL
11/24/2015 10:24:19 AM FILED/CERT

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE



*****074010262015*

in consideration of \$107,460.80

THIS MODIFICATION OF MORTGAGE dated October 26, 2015, is made and executed between CHELSEA DEVELOPMENT LLC, whose address is 334 BRANCH LAKE DR, COLUMBIANA, AL 35051 (referred to below as "Grantor") and Renasant Bank, whose address is 16623 Hwy 280, Chelsea, AL 35043 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated August 22, 2008 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

INST# 20090121000018420.

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 1 SHADOW OAKS WAY, WILSONVILLE, AL 35186.

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

EXTENDED MATURITY DATED.

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 OCTOBER 26, 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:

CHELSEA DEVELOPMENT LLC

By:

[Signature]
LYNAL CHAPPEL, Managing Member of CHELSEA
DEVELOPMENT LLC

(Seal)

By:

[Signature]
WILLIAM F SPRATLIN, Member of CHELSEA
DEVELOPMENT LLC

(Seal)

LENDER:

RENASANT BANK

x

[Signature]
Authorized Signer

(Seal)

This Modification of Mortgage prepared by:

Name: MARQUIS SLEDGE
Address: 16623 Hwy 280
City, State, ZIP: Chelsea, AL 35043



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04/07/2016 01:57:16 PM FILED/CERT

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Alabama)
)
COUNTY OF Shelby) SS
)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **LYNAL CHAPPELL, Managing Member of CHELSEA DEVELOPMENT LLC**, a limited liability company, 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 said Modification, he or she, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 18th day of Nov., 2015.
13th
7-19-2017
My commission expires
Jonda Killebrew
Notary Public

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Alabama)
)
COUNTY OF Shelby) SS
)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **WILLIAM F SPRATLIN, Member of CHELSEA DEVELOPMENT LLC**, a limited liability company, 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 said Modification, he or she, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 12th day of Nov., 2015.
7-19-2017
My commission expires
Jonda Killebrew
Notary Public

LENDER ACKNOWLEDGMENT

STATE OF Mississippi)
)
COUNTY OF Lafayette) SS
)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Marguis Staley whose name as Vice-President of Renasant 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 Renasant Bank, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 4th day of November, 2015.
July 19, 2019
My commission expires
HELEN WILSON DAVIS
Notary Public
ID No 70399
NOTARY PUBLIC
My Comm Expires July 19, 2019
LAFAYETTE COUNTY



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"EXHIBIT A"

LEGAL DESCRIPTION

A parcel of land situated in the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of and the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 20, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Begin at a 2" capped iron found locally accepted to be the Southeast corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 20; thence run West along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section for a distance of 1,324.29 feet to a 1 & $\frac{1}{2}$ " capped iron found locally accepted to be the Southeast corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 20; thence turn an angle to the right of $00^{\circ}15'07''$ and run in a Westerly direction along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section for a distance of 1,366.88 feet to a 1 & $\frac{1}{2}$ " capped iron found locally accepted to be the Southwest corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence turn an angle to the right of $90^{\circ}42'25''$ and run in a Northerly direction along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section for a distance of 1,004.43 feet to a point that is 1,223.44 feet South of a 1 & $\frac{1}{2}$ " capped iron found locally accepted to be the Northwest corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence turn an angle to the right of $26^{\circ}21'27''$ and run in a Northeasterly direction for a distance of 1,010.57 feet to a point; thence turn an angle to the right of $19^{\circ}17'43''$ and run in a Northeasterly direction for a distance of 449.40 feet to a point on the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence turn an angle to the right of $44^{\circ}37'49''$ and run in an Easterly direction along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section for a distance of 545.95 feet to a 1 & $\frac{1}{2}$ " capped iron found locally accepted to be the Northwest corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 20; thence turn an angle to the right of $00^{\circ}05'53''$ and run in an Easterly direction along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section for a distance of 996.36 feet to a point; thence turn an angle to the right of $106^{\circ}38'08''$ and run in a Southwesterly direction for a distance of 298.06 feet to a point; thence turn an angle to the right of $14^{\circ}22'02''$ and run in a Southwesterly direction for a distance of 227.62 feet to a point on a curve to the right, having a central angle of $11^{\circ}56'59''$ and a radius of 503.38 feet; thence turn an angle to the left of $90^{\circ}00'00''$ to the tangent of said curve and run in a Southeasterly direction along the arc of said curve for a distance of 104.99 feet to a point; thence turn an angle from the tangent of last stated curve to the left of $90^{\circ}00'00''$ and run in a Northeasterly direction for a distance of 314.78 feet to a point on the centerline of an Alabama Power Line easement; thence turn an angle to the right of $55^{\circ}45'52''$ and run in a Southeasterly direction along the centerline of said Power Line easement for a distance of 292.27 feet to a point on the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence turn an angle to the right of $81^{\circ}07'30''$ and run in a Southerly direction along said East line for a distance of 915.55 feet to the point of beginning.

Less and except any part of a cemetery located in the Southwest corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 20.



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"EXHIBIT A"
(continued)

Also less and except

A Parcel of Land situated in the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 20, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Begin at a 2" capped iron found locally accepted to be the Southeast corner of the Southwest quarter of the Northeast quarter of said Section 20; thence run South 87 degrees, 43 minutes, 26 seconds West along the South line of said Quarter-Quarter Section for a distance 1,324.29 feet to a 1 & 1/2" capped iron found locally accepted to be the Southeast corner of the Southeast quarter of the Northwest quarter of said Section 20; thence run South 87 degrees, 58 minutes, 33 seconds West along the South line of said quarter-quarter Section for a distance of 250.00 feet to a point; thence run North 38 degrees, 29 minutes, 49 seconds East for a distance of 1,241.02 feet to a point on a curve to the left having a central angle of 28 degrees, 25 minutes, 57 seconds, a radius of 337.88 feet and a chord bearing of South 45 degrees, 43 minutes, 03 seconds East; thence run in a Southeasterly direction along the arc of said curve for a distance of 167.67 feet to a point; thence run South 59 degrees, 56 minutes, 01 seconds East for a distance of 74.25 feet to a point on a curve to the right having a central angle of 11 degrees, 56 minutes, 59 seconds, a radius of 473.38 feet and a chord bearing of South 53 degrees, 57 minutes, 31 seconds East; thence run in a Southeasterly direction along the arc of said curve for a distance of 98.73 feet to a point; thence run South 47 degrees, 59 minutes, 02 seconds East for a distance of 98.13 feet to a point on a curve to the left having a central angle of 31 degrees, 05 minutes, 37 seconds, a radius of 365.02 feet and a chord bearing of South 63 degrees, 31 minutes, 50 seconds East; thence run in a Southeasterly direction along the arc of said curve for a distance of 198.09 feet to a point on a reverse curve to the right having a central angle of 16 degrees, 32 minutes, 27 seconds, a radius of 343.98 feet and a chord bearing of South 70 degrees, 48 minutes, 21 seconds East; thence run in a Southeasterly direction along the arc of said curve for a distance of 99.31 feet to a point; thence run South 62 degrees, 32 minutes, 11 seconds East for a distance of 57.01 feet to a point on a curve to the left having a central angle of 24 degrees, 35 minutes, 31 seconds, a radius of 333.58 feet and a chord bearing of South 74 degrees, 49 minutes, 57 seconds East; thence run in a Southeasterly direction along the arc of said curve for a distance of 143.18 feet to a point on the East line of the Southwest Quarter of the Northeast Quarter of said Section 20, also at the centerline of Shadow Oaks Way in Shadow Oaks 2nd Sector as recorded in Map Book 33 on Page 149 in the Office of the Judge of Probate, Shelby County, Alabama; thence run South 01 degrees, 05 minutes, 39 seconds East along said East line and also along the West line of Lot 211 in said Shadow Oaks 2nd Sector for a distance of 449.98 feet to the Point of Beginning.


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