


**RECORDATION REQUESTED BY:**

Trustmark National Bank  
Montevallo Branch  
835 Main Street  
Montevallo, AL 35115

**WHEN RECORDED MAIL TO:**

Trustmark National Bank  
Attn: Loan Operations  
P. O. Box 1182  
Jackson, MS 39215-1182

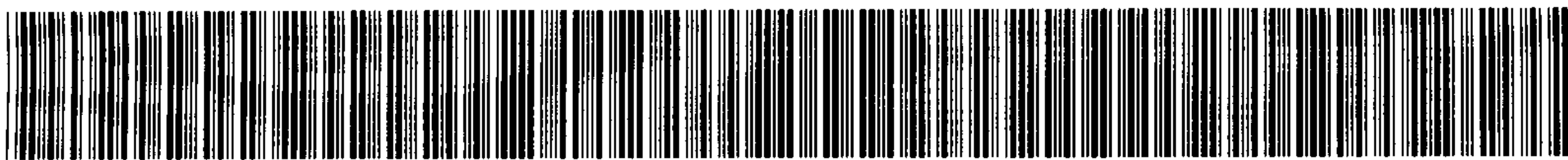
  
20160516000165710 1/3 \$20.00  
Shelby Cnty Judge of Probate, AL  
05/16/2016 11:30:38 AM FILED/CERT

**SEND TAX NOTICES TO:**

Michael Poskey  
791 Ridgeview Lake Road  
Alabaster, AL 35007

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

**MODIFICATION OF MORTGAGE**



\*L-9040-A00017362331-F0028775112-89451-P01\*

**Notice:** This Modification of Mortgage does not secure new indebtedness or an increased amount of debt under the Note (as defined below).

**THIS MODIFICATION OF MORTGAGE** dated May 3, 2016, is made and executed between Michael Poskey; An Unmarried Person (referred to below as "Grantor") and Trustmark National Bank, whose address is 835 Main Street, Montevallo, AL 35115 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated November 2, 2015 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded November 2, 2015 as Instrument #20151102000381280 in the Office of the Judge of Probate, Shelby County, Alabama.

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

BEGIN AT THE SW CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, SAID POINT BEING THE POINT OF BEGINNING; THENCE N 90 DEGREES 00 MINUTES 00 SECONDS E, A DISTANCE OF 1345.14 FEET TO THE SE CORNER OF THE SE 1/4 OF THE SE 1/4 OF ABOVE SAID SECTION 32; THENCE N 46 DEGREES 49 MINUTES 28 SECONDS W, A DISTANCE OF 1922.90 FEET TO THE NW CORNER OF THE SE 1/4 OF THE SE 1/4 OF ABOVE SAID SECTION 32; THENCE S 02 DEGREES 29 MINUTES 16 SECONDS E, A DISTANCE OF 1316.96 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 20.31 ACRES MORE OR LESS.

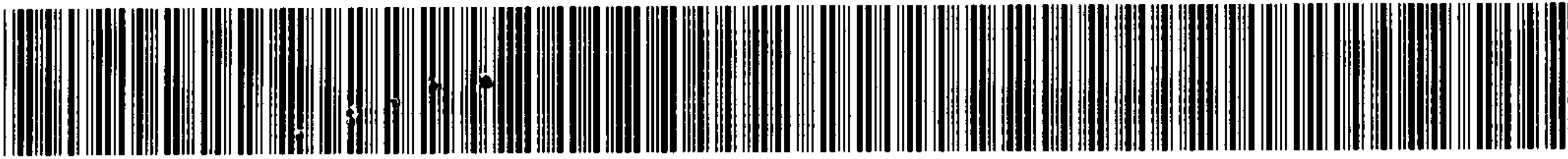
The Real Property or its address is commonly known as 791 Ridgeview Lake Road, Alabaster, AL 35007.

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

Alabama Mortgage Recordation Tax in the amount of \$201.80 has already been paid on the original note and Mortgage amount of \$113,122.50

This modification is being executed to correct property description.

**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.



\*L-9040-A00017362331-F0028775112-89451-P02\*

**MODIFICATION OF MORTGAGE  
(Continued)**

Loan No: 28775112-89451

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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 MAY 3, 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 Michael E. Poskey (Seal)  
Michael Poskey

LENDER:

TRUSTMARK NATIONAL BANK  
X Authorized Signer (Seal)

This Modification of Mortgage prepared by:

Name: Kyle Hood, RMA  
Address: 835 Main Street  
City, State, ZIP: Montevallo, AL 35115

**INDIVIDUAL ACKNOWLEDGMENT**

STATE OF ALABAMA )  
 ) SS  
COUNTY OF SHELBY )

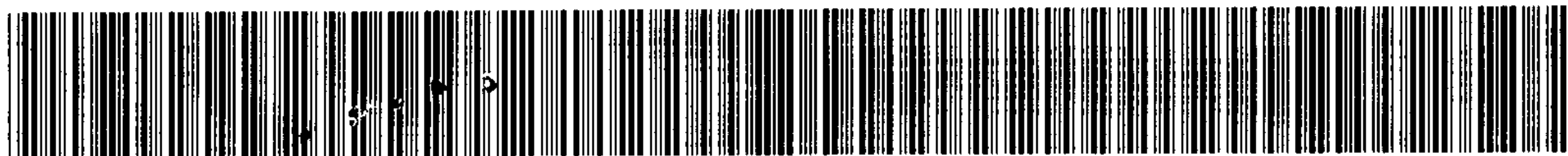
I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **Michael Poskey, An Unmarried Person**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Modification, he or she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of MAY, 2016  
Judy L. Santo Cruz  
Notary Public

My commission expires 8-4-18



20160516000165710 2/3 \$20.00  
Shelby Cnty Judge of Probate, AL  
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\*L-9040-A00017362331-F0028775112-89451-P03\*

**MODIFICATION OF MORTGAGE  
(Continued)**

Loan No: 28775112-89451

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**LENDER ACKNOWLEDGMENT**

STATE OF ALABAMA

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) SS

COUNTY OF SHELBY

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I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Kyle Hood whose name as Relationship Manager Assistant of Trustmark National 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 Relationship Manager Assistant of Trustmark National Bank, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 4th day of May, 20 16

Judith Santa Cruz  
Notary Public

My commission expires 8-4-18

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