

TC

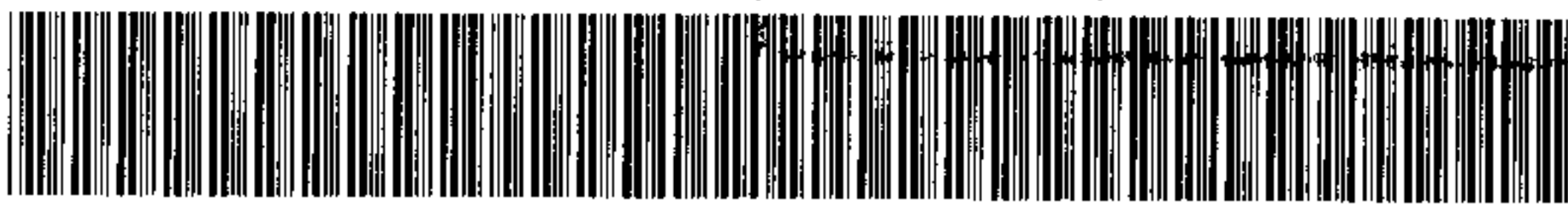
WHEN RECORDED MAIL TO:
SERVISFIRST BANK
850 SHADES CREEK PARKWAY SUITE 200
BIRMINGHAM, AL 35209

20160705000232790 1/2 \$90.00
Shelby Cnty Judge of Probate, AL
07/05/2016 03:54:28 PM FILED/CERT

SEND TAX NOTICES TO:
HUNTER H. RENFROE
WHITNEY MAYFIELD RENFROE
4010 SOMERSET RDG
BIRMINGHAM, AL 35242

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE



00000000010006725500074006082016

THIS MODIFICATION OF MORTGAGE dated June 8, 2016, is made and executed between HUNTER H. RENFROE, whose address is 1330 BOYLSTON ST, UNIT 604, BOSTON, MA 02215-5509 and WHITNEY MAYFIELD RENFROE, whose address is 1330 BOYLSTON ST, UNIT 604, BOSTON, MA 02215-5509; 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 June 1, 2011 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

RECORDED June 17, 2011; BOOK NUMBER: LR201105; PAGE NUMBER: 1976; INSTRUMENT NUMBER: 20110617000593600.

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

See the exhibit or other description document 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 4010 SOMERSET RIDGE, BIRMINGHAM, AL 35242.

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

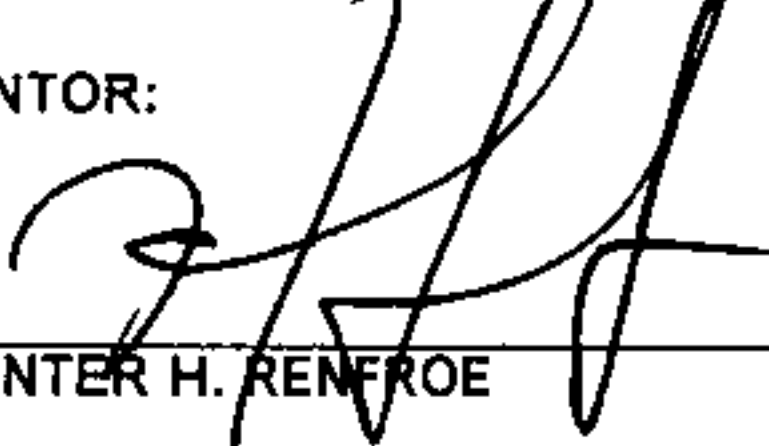
INCREASING PRINCIPAL AMOUNT OF \$42,000.00 TO THE AMOUNT \$90,000.00. CURRENT AMOUNT OF INDEBTEDNESS IS \$42,160.65.

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 JUNE 8, 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)
HUNTER H. RENFROE

X  (Seal)
WHITNEY MAYFIELD RENFROE

LENDER:

SERVISFIRST BANK

X  (Seal)
CHAD GOODWIN, Assistant Vice President

This Modification of Mortgage prepared by:

Name: CHRISTIANNA DERAMUS
Address: 850 SHADES CREEK PARKWAY
City, State, ZIP: BIRMINGHAM, AL 35209

6/20/16

EXHIBIT A

LOT 1183-A, ACCORDING TO A RESURVEY OF LOTS 1182 AND 1183,
BROOK HIGHLAND, 11TH SECTOR, PHASE II, AN EDDLEMAN
COMMUNITY, AS RECORDED IN MAP BOOK 29, PAGE 36, IN THE
PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

