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This document prepared by:
Union State Bank
Pell City, AL 35125

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Shelby Cnty Judge of Probate, AL
04/18/2017 10:13:54 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

MORTGAGE MODIFICATION AGREEMENT

This agreement is by and between Union State Bank ("Bank") and **Builder Systems LLC** ("Borrower").

WHEREAS, Borrower is indebted to Bank as evidenced by a Note dated April 11, 2016 ("Note"), and secured by a Mortgage on Real Property situated in, **Shelby County, Alabama** such Mortgage being recorded in **Mortgage Bk: 20160426000136520** in the Office of the Judge of Probate, **Shelby County, Alabama** ("Mortgage"); and

WHEREAS, Borrower and Bank desire to modify the terms of said Mortgage as set forth herein.

NOW, THEREFORE, for and in consideration of the premises, Borrower and Bank agree that the Mortgage is modified as follows:

Mortgage dated April 11, 2016 is hereby modified by Increasing the maximum obligation under this mortgage from \$305,000.00 to \$335,000.00

The Mortgage Modification does not change the maturity date, or any terms of the original mortgage.

Except as modified herein, all of the terms and conditions of the Mortgage shall remain in full force and effect. IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed effective this _____ day of April 7, 2017.

BORROWER(S):

BY: [Signature]
Builder Systems LLC
By Charles M Kitchen Jr

Lender: Union State Bank
BY: [Signature]
Thomas E Thornton
Vice President

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **Charles M Kitchen**, Whose name(s) as referenced above are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of this conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of April 2017.
My commission expires: 12/1/20 Notary Public: TERRI S KEITH

STATE OF ALABAMA
Jefferson COUNTY



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Thomas E Thornton** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of this conveyance, **he** as **Vice President**, and with full authority, executed the same voluntarily for and as the act of said corporatist.

Given under my hand and official seal this 7 day of April 2017.
My commission expires: July 29, 2017 Notary Public: Tena R Klopfenstein

