

THIS INSTRUMENT PREPARED BY:

Central State Bank  
11025 Highway 25  
Calera, AL 35040-0000

20170509000161610 1/2 \$49.35  
Shelby Cnty Judge of Probate, AL  
05/09/2017 02:55:49 PM FILED/CERT

AFTER RECORDING RETURN TO:

Central State Bank  
PO Box 180  
Calera, AL 35040-0000

(Increase \$20,815.00)

(Space Above This Line For Recording Data)

## MODIFICATION AGREEMENT - MORTGAGE

**THIS MODIFICATION AGREEMENT** ("Agreement") is made this 19th day of April, 2017, between KENT CARDEN and SHANNON CARDEN, a married couple, whose address is 1583 COUNTY RD 410, CLANTON, Alabama 35045 ("Mortgagor"), and Central State Bank whose address is P.O. BOX 180, Calera, Alabama 35040 ("Lender").

Central State Bank and Mortgagor entered into a Mortgage dated April 19, 2017 and Instrument 20170130000035040, records of County of Shelby, State of Alabama ("Mortgage"). The Mortgage covers the following described real property:

Address: 671 NORTH DRIVE, SHELBY, Alabama 35143

Legal Description: 1ST MTG DTD 1/13/17, MODIFIED 4/19/17 SHELBY CO, AL ASSIGNMENT OF RENTS & LEASES DTD 1/13/17

It is the express intent of the Mortgagor and Lender to modify the terms and provisions set forth in the Mortgage. Mortgagor and Lender hereby agree to modify the Mortgage as follows:

Mortgagor and Lender agree that the Mortgage including such changes, modifications, and amendments as set forth herein, shall remain in full force and effect with respect to each and every term and condition thereof and nothing herein contained shall in any manner affect the lien of the Mortgage on the Property. Nothing contained herein shall in any way impair the Mortgage or the security now held for the indebtedness thereunder, or alter, waive, annul, vary, or affect any provision, term, condition, or covenant therein, except as herein provided, nor affect or impair any rights, powers, privileges, duties, or remedies under the Mortgage it being the intent of Mortgagor and Lender that the terms and provisions thereof shall continue in full force and effect, except as specifically modified herein. Nothing in this Agreement shall constitute a satisfaction of the promissory note or notes, or other credit agreement or agreements secured by the Mortgage.

Lender's consent to this Agreement does not waive Lender's right to require strict performance of the Mortgage modified above, nor obligate Lender to make any future modifications. Any guarantor or cosigner shall not be released by virtue of this Agreement.

If any Mortgagor who signed the original Mortgage does not sign this Agreement, then all Mortgagors signing below acknowledge that this Agreement is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Agreement 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.

This Agreement shall be binding upon the heirs, successors, and assigns with respect to parties hereto. Whenever used, the singular shall include the plural, the plural, the singular, and the use of any gender shall be applicable to all genders.



**ORAL AGREEMENTS DISCLAIMER.** This Agreement represents the final agreement between the parties and may not be contradicted by evidence of prior, contemporaneous or subsequent oral agreements of the parties. There are no unwritten oral agreements between the parties.

By signing below, Mortgagor and Lender acknowledge that they have read all the provisions contained in this Agreement, and that they accept and agree to its terms.

Kent Carden by 4/19/17      Shannon Carden 4/19/17  
KENT CARDEN      Date      SHANNON CARDEN      Date  
Individually      Individually  
Shannon Carden atty in fact

**INDIVIDUAL ACKNOWLEDGMENT**

STATE OF ALABAMA )  
COUNTY OF Shelby )

I, the undersigned authority, a Tra Herron, do hereby certify that KENT CARDEN and SHANNON CARDEN, a married couple, whose names are signed to the foregoing and who are known to me, acknowledged before me on this day that, being informed of the contents of the Modification Agreement, they executed the same, voluntarily, on the day the same bears date. Given under my hand this

My commission expires:

**MY COMMISSION EXPIRES 03/18/2020**


  
the undersigned authority


Identification Number

(Official Seal)

**MY COMMISSION EXPIRES 03/18/2020**

**LENDER: Central State Bank**

 4/19/17  
By: David Comer      Date  
Its: Loan Officer

  
20170509000161610 2/2 \$49.35  
Shelby Cnty Judge of Probate, AL  
05/09/2017 02:55:49 PM FILED/CERT