


THIS INSTRUMENT PREPARED BY:

Central State Bank
57 Highway 87
Calera, AL 35040-0000

AFTER RECORDING RETURN TO:

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


20170707000242180 1/2 \$45.00
Shelby Cnty Judge of Probate, AL
07/07/2017 12:26:11 PM FILED/CERT

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MODIFICATION AGREEMENT - MORTGAGE

THIS MODIFICATION AGREEMENT ("Agreement") is made this 29th day of June, 2017, between DOMINIC MELENDEZ, an individual who is either single or whose spouse doesn't hold any ownership interest, whose address is P O BOX 1281, CALERA, Alabama 35040 ("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 July 11, 2012 and recorded on July 17, 2012, in Reel Shelby County, Image Number 20120717000255080, records of County of Shelby, State of Alabama ("Mortgage"). The Mortgage covers the following described real property:

Address: 10172 Hwy 25, CALERA, Alabama 35040

Legal Description: 1st Mortgage Dated 07/11/2012 Modification Dated 6/29/2017 Non- Owner Occupied Residential Real Estate, Shelby County., Alabama & Assignment of Rents & Leases

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.

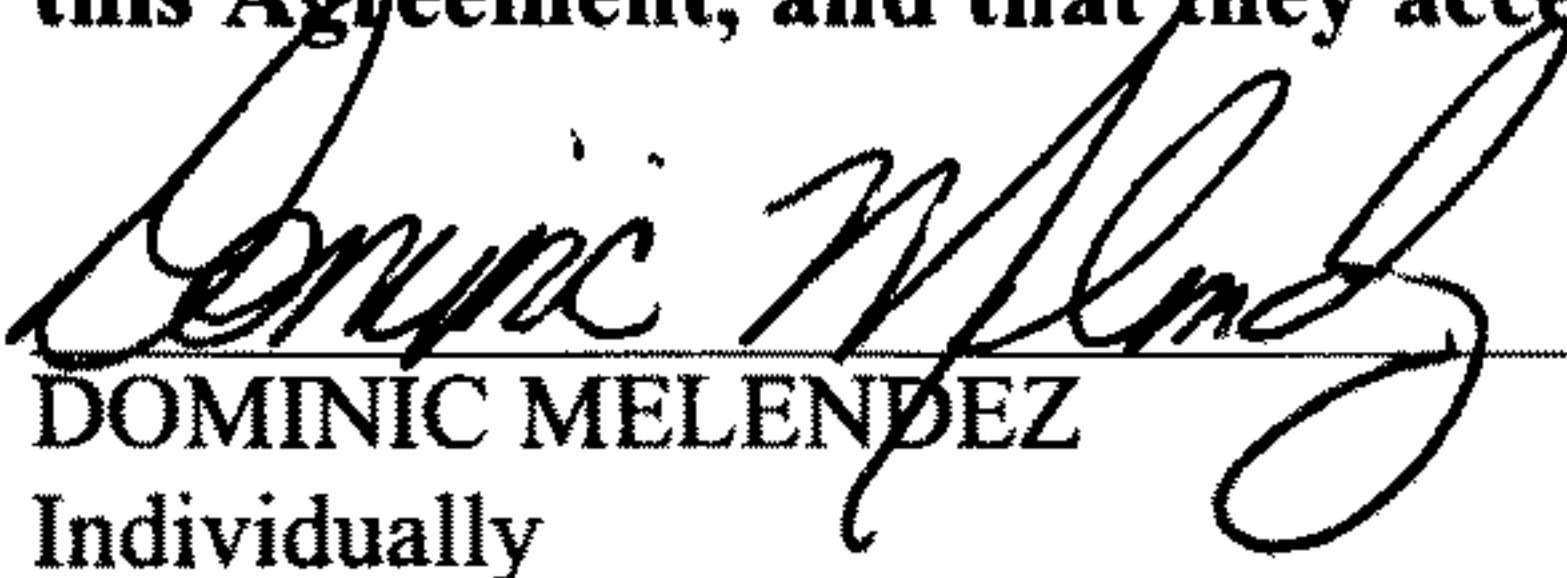
This Agreement shall be binding upon the heirs, successors, and assigns with respect to parties hereto. Whenever used, the singular shall include the plural, the plural, the singular, and the use of any gender shall be applicable to all genders.



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.

ADDITIONAL PROVISIONS. Increase loan from Forty Thousand (\$40,000.00) to Fifty Seven Thousand Nine Hundred Fifteen Dollars and XX/100 (\$57,915.00)

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.

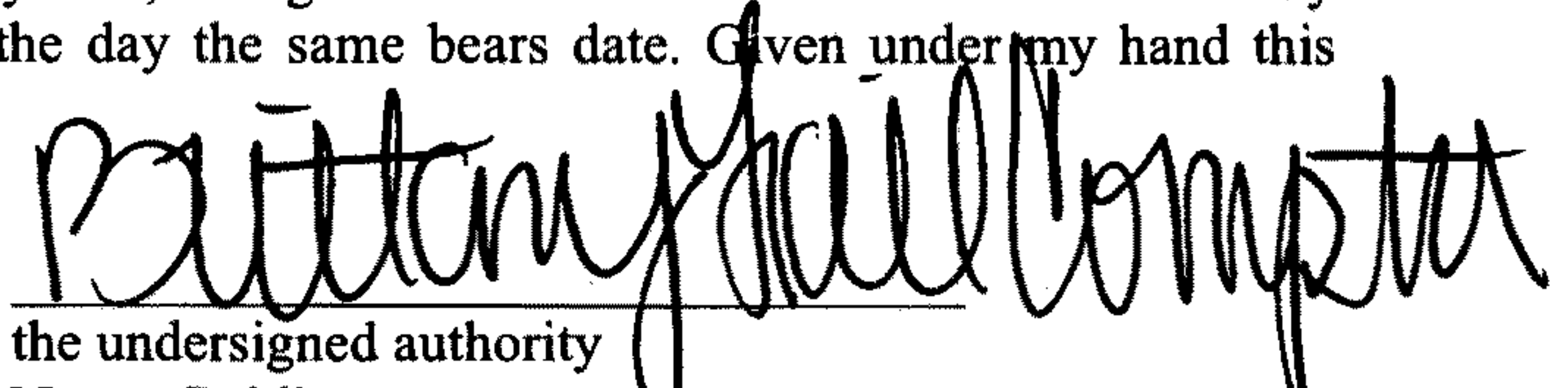
 6-29-17
DOMINIC MELENDEZ Date
Individually

INDIVIDUAL ACKNOWLEDGMENT

STATE OF ALABAMA)
)
COUNTY OF)

I, the undersigned authority, a Notary Public, do hereby certify that DOMINIC MELENDEZ, an individual who is either single or whose spouse doesn't hold any ownership interest, whose name is signed to the foregoing and who is known to me, acknowledged before me on this day that, being informed of the contents of the Security Instrument, he/she executed the same, voluntarily, on the day the same bears date. Given under my hand this


MY COMMISSION EXPIRES OCTOBER 11, 2017
My commission expires:



the undersigned authority
Notary Public
Identification Number

Notary Public residing at 11025 Highway 25,
Calera, AL 35040.

(Official Seal)

LENDER: Central State Bank

 VP
By: David Corner Date
Its: Loan Officer


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