

RECORDATION REQUESTED BY:

Bryant Bank
Cahaba Village
2700 Cahaba Village
Mountain Brook, AL 35243

WHEN RECORDED MAIL TO:

Bryant Bank
P.O. Office Box 2087
Birmingham, AL 35201

SEND TAX NOTICES TO:

Gavin M Ball
Janelle R Ball
4389 Heritage View Road
Birmingham, AL 35242-0000



20171103000400000 1/3 \$73.50
Shelby Cnty Judge of Probate, AL
11/03/2017 10:50:49 AM FILED/CERT

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

**MODIFICATION OF MORTGAGE**

#####%0740%10032017%#####

Notice: The original principal amount available under the Note (as defined below), which was \$232,000.00 (on which any required taxes already have been paid), now is increased by an additional \$35,000.00.

THIS MODIFICATION OF MORTGAGE dated October 3, 2017, is made and executed between Gavin M Ball and Janelle R Ball, whose address is 4389 Heritage View Road, Birmingham, AL 35242-0000 (referred to below as "Grantor") and Bryant Bank, whose address is 2700 Cahaba Village, Mountain Brook, AL 35243 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated September 8, 2017 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded on 9/20/17 by Instrument Number 20170920000342600 in the Judge of Probate Office in Shelby County, Alabama.

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

Lot 23, according to the Survey of A Subdivision for single family residences Heritage Oaks, as recorded in Map Book 11, page 23, in the Probate Office of Shelby County, Alabama.

The Real Property or its address is commonly known as 4389 Heritage View Road, Birmingham, AL 35242-0000.

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

Principal Increase from \$232,000.00 to \$267,000.00.

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.

MODIFICATION OF MORTGAGE
(Continued)

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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 OCTOBER 3, 2017.

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 [Signature] (Seal)
Gavin M Ball

X [Signature] (Seal)
Janelle R Ball

LENDER:

BRYANT BANK

X [Signature] (Seal)
Brian Ethridge, Executive Vice President

This Modification of Mortgage prepared by:

Name: Halrisha McCoy
Address: 2700 Cahaba Village
City, State, ZIP: Mountain Brook, AL 35243


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Shelby Cnty Judge of Probate, AL
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INDIVIDUAL ACKNOWLEDGMENT

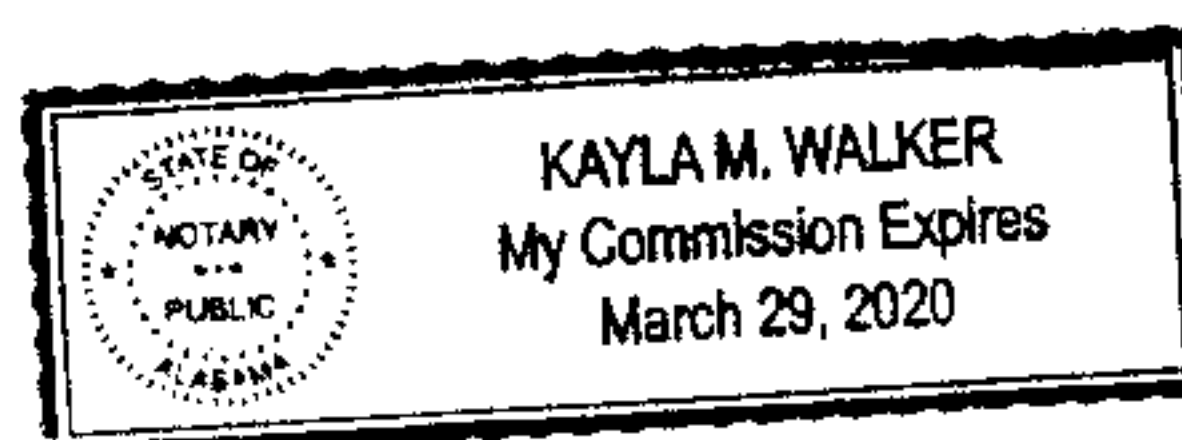
STATE OF Alabama)
COUNTY OF Jefferson) SS

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Gavin M Ball and Janelle R Ball, husband and wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said Modification, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of October, 2017.

[Signature]
Notary Public

My commission expires 3-29-20



MODIFICATION OF MORTGAGE
(Continued)

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LENDER ACKNOWLEDGMENT

STATE OF Alabama

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COUNTY OF Jefferson

) SS

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I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **Brian Ethridge** whose name as **Executive Vice President of Bryant 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 **Executive Vice President of Bryant Bank**, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 3rd day of October, 2017.

Megan Godfrey Crane
Notary Public

My commission expires COMMISSION EXPIRES 2/11/2020



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