

RECORDATION REQUESTED BY:

Renasant Bank
Pelham Office
3513 Pelham Pkwy
Pelham, AL 35124

WHEN RECORDED MAIL TO:

Renasant Bank
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Renasant Bank
Pelham Office
3513 Pelham Pkwy
Pelham, AL 35124

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE



#####074011052017

THIS MODIFICATION OF MORTGAGE dated November 5, 2017, is made and executed between **SCOTTIE D HAWKINS**, an unmarried man, whose address is **6282 HIGHWAY 119, MONTEVALLO, AL 35115** (referred to below as "Grantor") and **Renasant Bank**, whose address is **3513 Pelham Pkwy, Pelham, AL 35124** (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated October 24, 2014 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

Recorded 11/30/2014 as Instrument #20141103000346520 with the Judge of Probate of Shelby County, State of Alabama.

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

See EXHIBIT "A", 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 6282 HIGHWAY 119, MONTEVALLO, AL 35115.

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

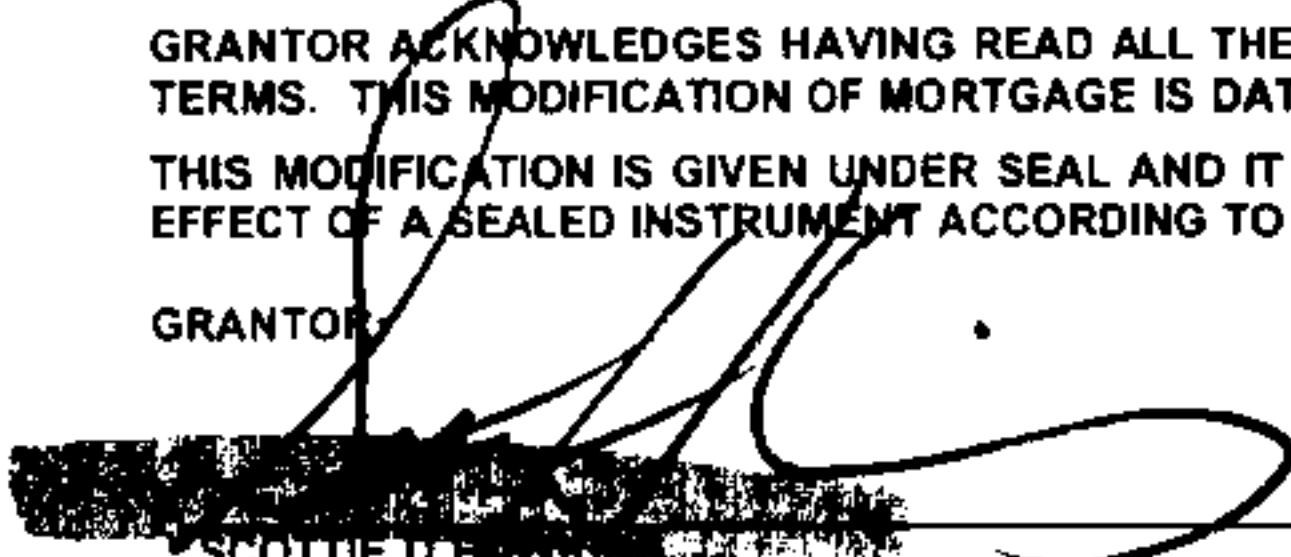
Increase Principal to \$500,000.00 and extending the Maturity date .

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 endorser 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 NOVEMBER 5, 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:



(Seal)
SCOTTIE D HAWKINS

LENDER:

RENASANT BANK

X 

(Seal)

This Modification of Mortgage prepared by:

Name: BILL KELLER
Address: 3513 Pelham Pkwy
City, State, ZIP: Pelham, AL 35124

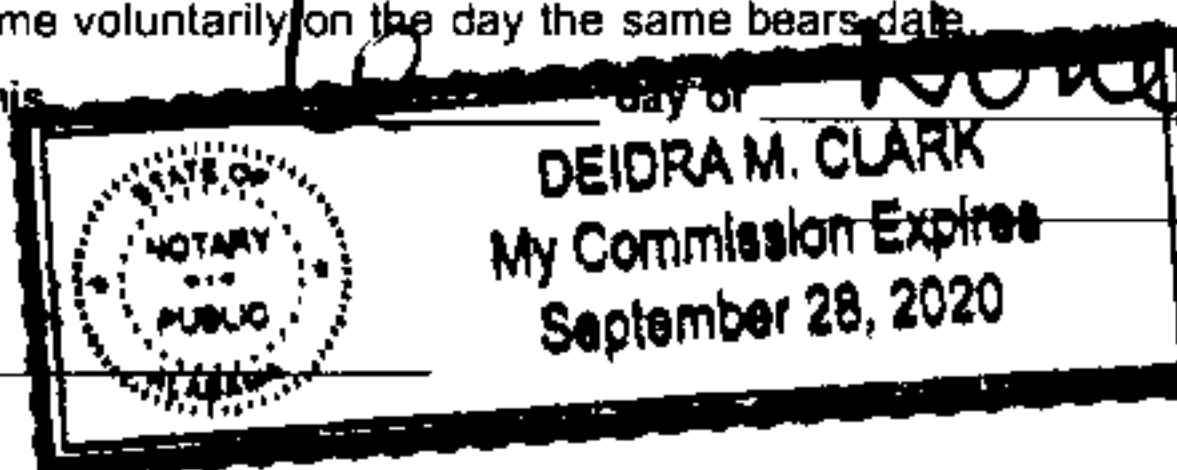

20171115000413760 1/3 \$771.00
Shelby Cnty Judge of Probate, AL
11/15/2017 12:29:19 PM FILED/CERT

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama)
COUNTY OF Shelby) SS

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **SCOTTIE D HAWKINS**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Modification, he or she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this



November, 2017
Deidra Clark
Notary Public

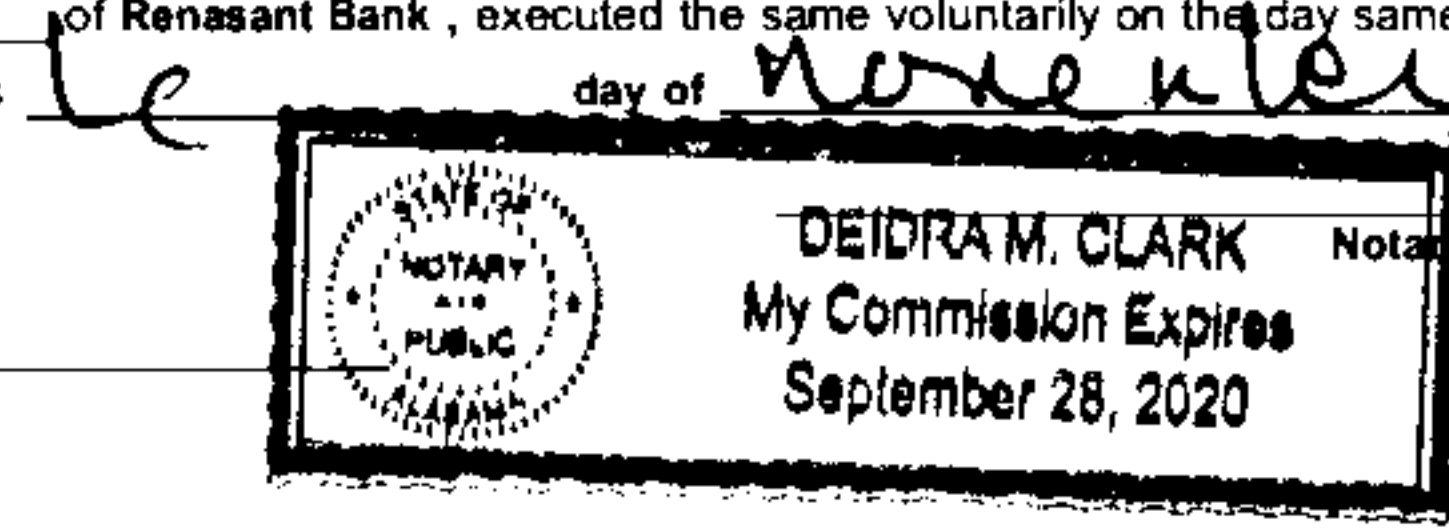
My commission expires

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama)
COUNTY OF Shelby) SS

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Barry Vetter of **Renasant 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 Barry Vetter of **Renasant Bank**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this



November, 2017
Deidra Clark
Notary Public

My commission expires

20171115000413760 2/3 \$771.00
Shelby Cnty Judge of Probate, AL
11/15/2017 12:29:19 PM FILED/CERT

EXHIBIT "A"

PARCEL I:

Part of the SE 1/4 of SE 1/4 of Section 26, Township 21 South, Range 3 West, more particularly described as follows:

Begin at the SW corner of said SE 1/4 of SE 1/4 and run thence Easterly along the South line of said 1/4-1/4 Section, 990.9 feet; thence turn to the left and run North 2 degrees 20 minutes 00 seconds West 679.5 feet; thence turn to the left and run in a straight line to a point on West line of said 1/4-1/4 Section 679.5 feet from the SW corner of said 1/4-1/4 Section; thence turn to the left and run in a straight line back to point of beginning; being the intention to convey the South Half of the West 30 acres of the SE 1/4 of the SE 1/4; being situated in Shelby County, Alabama.

ALSO, that part of the South 1/2 of SW 1/4 of SE 1/4, Section 26, Township 21 South, Range 3 West, lying East of the Montevallo-Siluria Paved Highway.

LESS AND EXCEPT the following described parcel, to-wit:

Begin at the SE corner of the SW 1/4 of SE 1/4, Section 26, Township 21 South, Range 3 West, Shelby County, Alabama and run North 90 degrees 00 minutes 00 seconds West a distance of 564.64 feet to a point on the East right of way of State Highway No. 119; thence North 11 degrees 57 minutes 36 seconds East a distance of 313.09 feet along said right of way to a point; thence North 90 degrees 00 minutes 00 seconds East a distance of 398.59 feet to a point; thence South 49 degrees 58 minutes 51 second East a distance of 150.64 feet to a point; thence South 00 degrees 30 minutes 00 seconds East a distance of 209.43 feet to a point; thence North 90 degrees 00 minutes 00 seconds West a distance of 16.03 feet to the point of beginning.

PARCEL II:

A parcel of land in the North 1/2 of the South 1/2 of the Southeast Quarter (N 1/2 of S 1/2 of SE 1/4) of Section 26, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Begin at the Southwest corner of the North 1/2 of the SE 1/4 of the SE 1/4 of said Section 26; thence run East along the South "twenty" line 153.08 feet; thence turn left 85 degrees 14 minutes 03 seconds and run North 228.71 feet; thence turn left 94 degrees 46 minutes 30 seconds and run West 571.89 feet to a point on the East right of way of Alabama Highway #119; thence turn left 88 degrees 01 minutes 46 seconds to the tangent of a clockwise curve having a delta angle of 05 degrees 36 minutes 45 seconds and a radius of 2334.76 feet and run along the arc of said curve 228.71

feet; thence turn left 97 degrees 34 minutes 27 seconds from tangent and run East along the South "twenty" line 418.81 feet to the point of beginning.

