

RECORDATION REQUESTED BY:
REGIONS BANK
PELHAM, 2964 PELHAM PKWY
2964 PELHAM PARKWAY
PELHAM, AL 35124

WHEN RECORDED MAIL TO:
Regions Bank
Collateral Management
PO Box 12926
Birmingham, AL 35202

When Recorded Return to:
Indecomm Global Services
As Recording Agent Only
1260 Energy Lane
St. Paul, MN 55108

20180131000032960 1/3 \$1621.50
Shelby Cnty Judge of Probate, AL
01/31/2018 12:16:05 PM FILED/CERT

80922686

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



REGIONS

20172861218040

MODIFICATION OF MORTGAGE



DOC48004001029067435400000090020000000

THIS MODIFICATION OF MORTGAGE dated November 30, 2017, is made and executed between ISSIS & SONS CARPET, INC., A Alabama Corporation, whose address is 2858 US-31 S, PELHAM, AL 35124 (referred to below as "Grantor") and REGIONS BANK, whose address is 2964 PELHAM PARKWAY, PELHAM, AL 35124 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 3, 1999 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

Recorded in Book or Instrument Number 1999, at Page (if applicable) 23497, previously modified in inst. #20130107000007810 of the Public Records of SHELBY County, AL.

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

Lot 4-A of a Resurvey of Lots 4, 5 and 6 of Greystone Highlands Commercial Subdivision, as recorded in Map Book 21, Page 88, in the Office of the Judge of Probate of Shelby County, Alabama.

The Real Property or its address is commonly known as 2815 GREYSTONE COMMERCIAL BLVD, BIRMINGHAM, AL 35242.

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

Update legal description to legal description mentioned above. The current principal note balance is \$1,066,959.04. Extend maturity date to: 12/01/27.

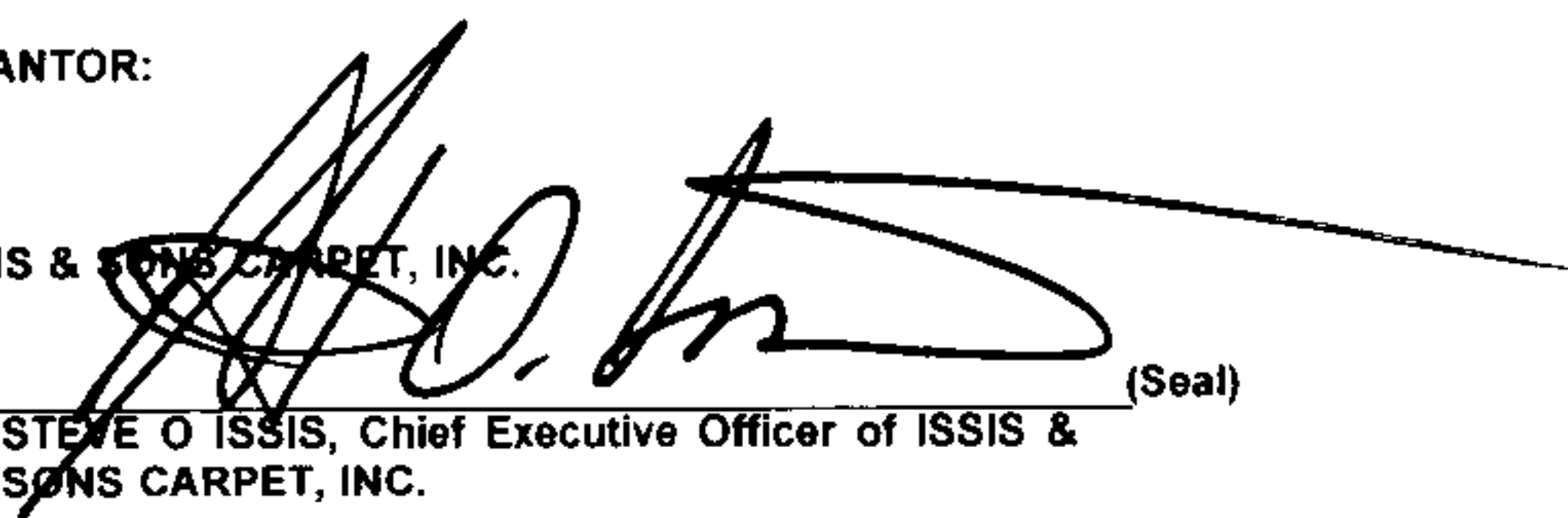
CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right 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 endorers 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 30, 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.

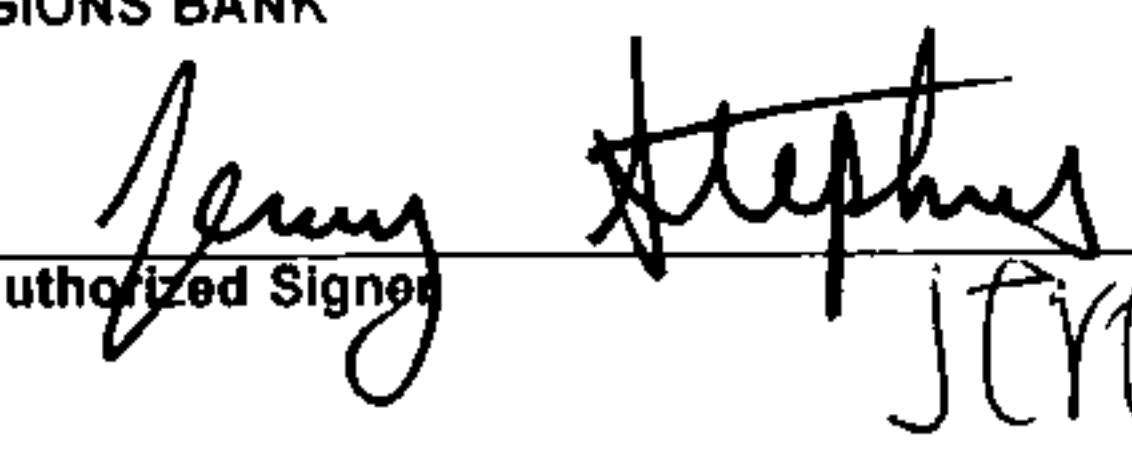
GRANTOR:

ISSIS & SONS CARPET, INC.

By:  (Seal)
STEVE O. ISSIS, Chief Executive Officer of ISSIS & SONS CARPET, INC.

LENDER:

REGIONS BANK

x  (Seal)
Authorized Signer

Jeremy Stephens

This Modification of Mortgage prepared by:

Name: CARIE HOPPER
Address: 2964 PELHAM PARKWAY
City, State, ZIP: PELHAM, AL 35124

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MODIFICATION OF MORTGAGE
(Continued)

Loan No: 02906743540000009002

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CORPORATE ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that STEVE O ISSIS, Chief Executive Officer of ISSIS & SONS CARPET, INC., a corporation, 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 said Modification of Mortgage, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 30th day of November, 2017.

MY COMMISSION EXPIRES AUGUST 24, 2021

My commission expires _____

Notary Public

Danielle Spruiell

LENDER ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Authorized Signer whose name as Jeremy Stephens of REGIONS 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 employee of REGIONS BANK, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 30th day of November, 2017.

MY COMMISSION EXPIRES AUGUST 24, 2021

My commission expires _____

Notary Public

Danielle Spruiell



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Shelby Cnty Judge of Probate: AL
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EXHIBIT "A"

Lot 4-A of a Resurvey of Lots 4, 5 and 6 of Greystone Highlands Commercial Subdivision, as recorded in Map Book 21, Page 88, in the Office of the Judge of Probate of Shelby County, Alabama.



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