

RECORDATION REQUESTED BY:

Bryant Bank
Highway 280 S (Greystone)
5319 US Highway 280 South
Birmingham, AL 35242

WHEN RECORDED MAIL TO:

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

SEND TAX NOTICES TO:

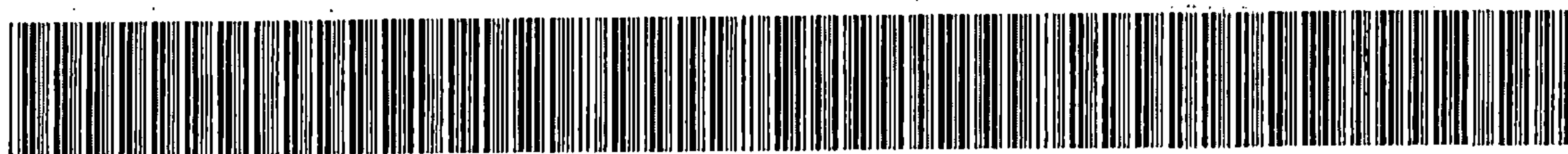
Ramona J Morrison
PO Box 278
Columbiana, AL 35051-0000

20181005000357420 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
10/05/2018 03:51:12 PM FILED/CERT

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

BRYANT BANK

MODIFICATION OF MORTGAGE



#####%0740%08282018%#####

Notice: This Modification of Mortgage does not secure new indebtedness or an increased amount of debt under the Note (as defined below).

THIS MODIFICATION OF MORTGAGE dated August 28, 2018, is made and executed between Ramona J Morrison; an unmarried woman (referred to below as "Grantor") and Bryant Bank, whose address is 5319 US Highway 280 South, Birmingham, AL 35242 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated May 15, 2008 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Mortgage was recorded on 5/27/2008 by Instrument Number 20080527000214700 in the Judge of Probate Office of Shelby County, Alabama.

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

See the exhibit or other description document 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 105 North Main Street, Columbiana, AL 35051.

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

The purpose of this Modification is to add the following Future Advances or Re-Advances language:

Future Advances or Re-Advances language: In addition to the Note, this Mortgage secures all other indebtedness of the Grantor to the Lender whether or not such indebtedness exists at the time this Mortgage is executed by the Grantor, including future advances or re-advances of indebtedness made by Lender, and whether or not such indebtedness is primary or secondary, direct or indirect, contingent or absolute, matured or un-matured, as guarantor or otherwise, joint or several, and otherwise secured or not. This Mortgage secures, in addition to the amounts specified in the Note, future advances or re-advances in an unlimited amount, including any renewal, extension, modification or increase, together with all interest thereon, which Lender may make pursuant to the terms and conditions of the Note or any other note, loan agreement, security agreement, mortgage, deed of trust, collateral pledge agreement, contract, assignment, or any other instrument or agreement of any kind now or hereafter existing as security for or executed in connection with this or any related indebtedness.

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.



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MODIFICATION OF MORTGAGE (Continued)

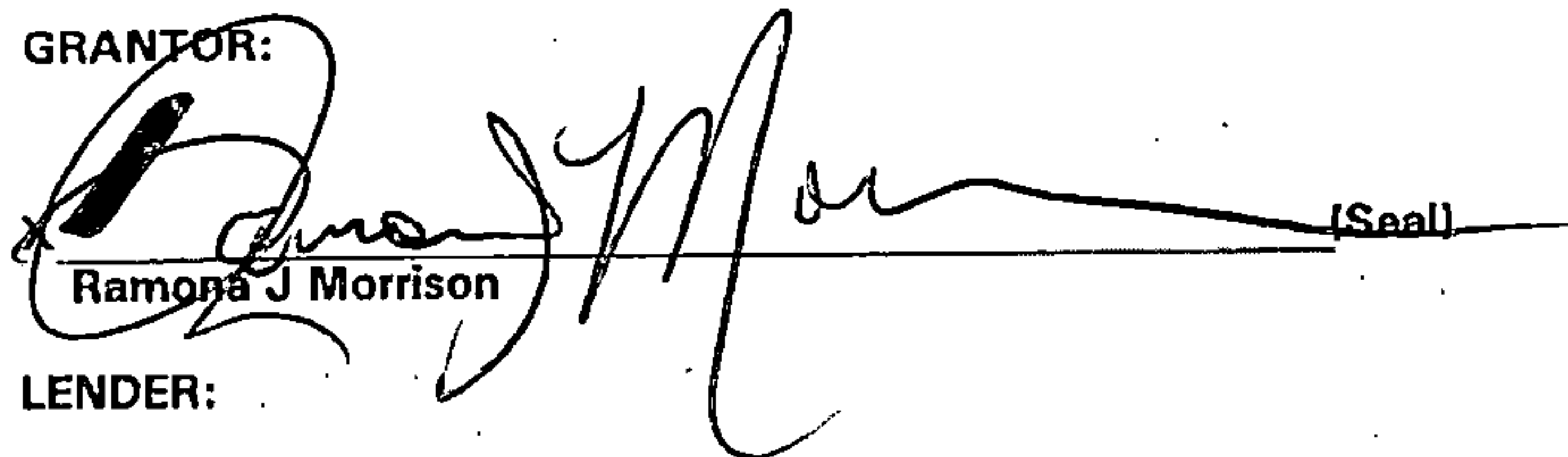
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Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers 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.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED AUGUST 28, 2018.

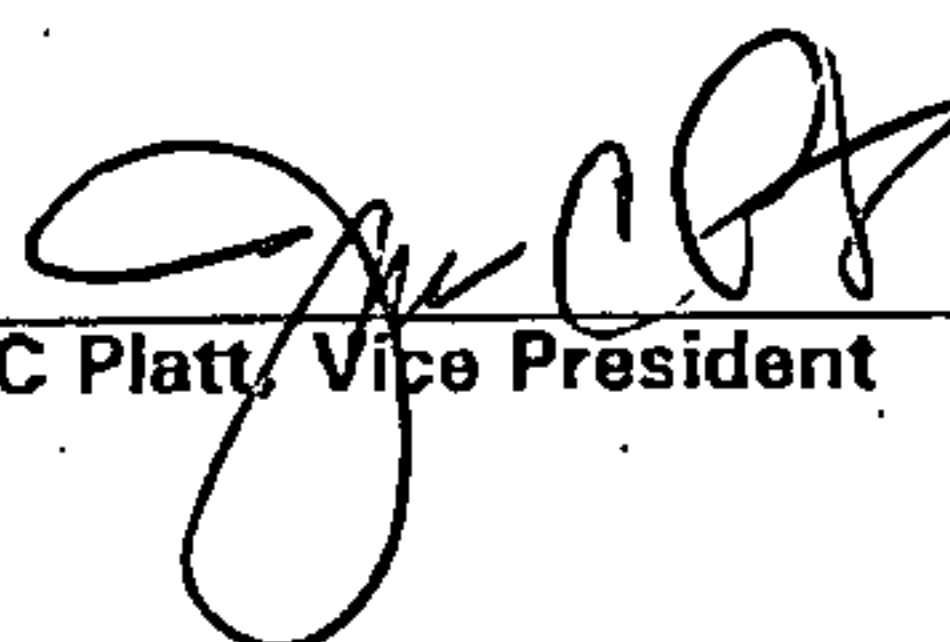
THIS MODIFICATION IS GIVEN UNDER SEAL AND IT IS INTENDED THAT THIS MODIFICATION IS AND SHALL CONSTITUTE AND HAVE THE EFFECT OF A SEALED INSTRUMENT ACCORDING TO LAW.

GRANTOR:

 (Seal)
 Ramona J Morrison

LENDER:

BRYANT BANK

X  (Seal)
 John C Platt, Vice President

This Modification of Mortgage prepared by:

Name: Mary Hudson
 Address: 5319 US Highway 280 South
 City, State, ZIP: Birmingham, AL 35242

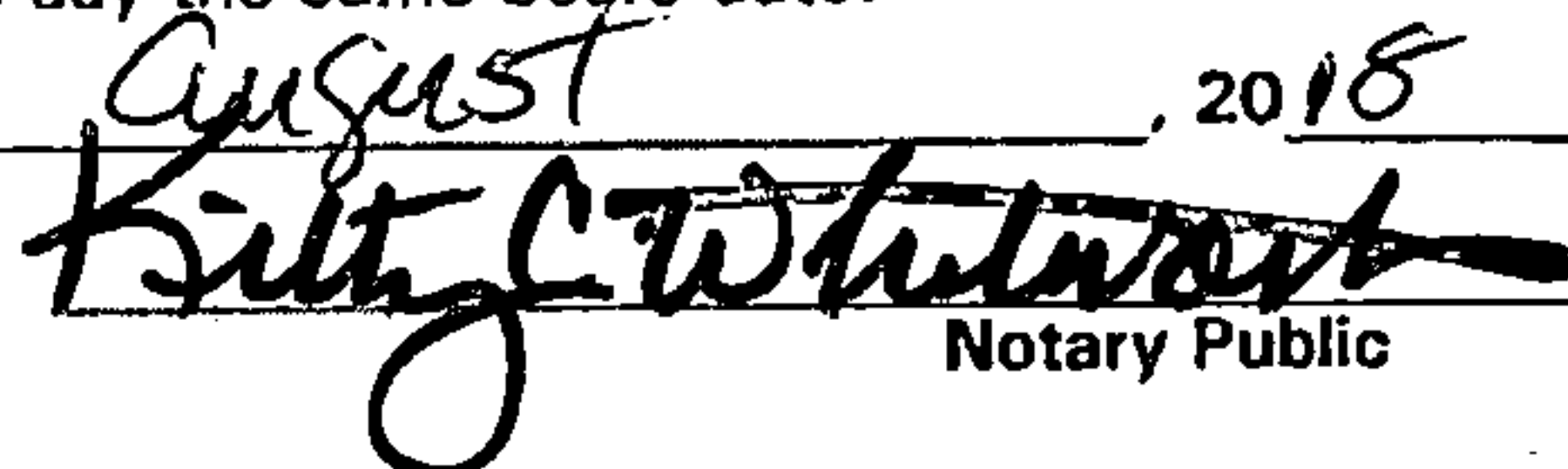
INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama
 COUNTY OF Shelby

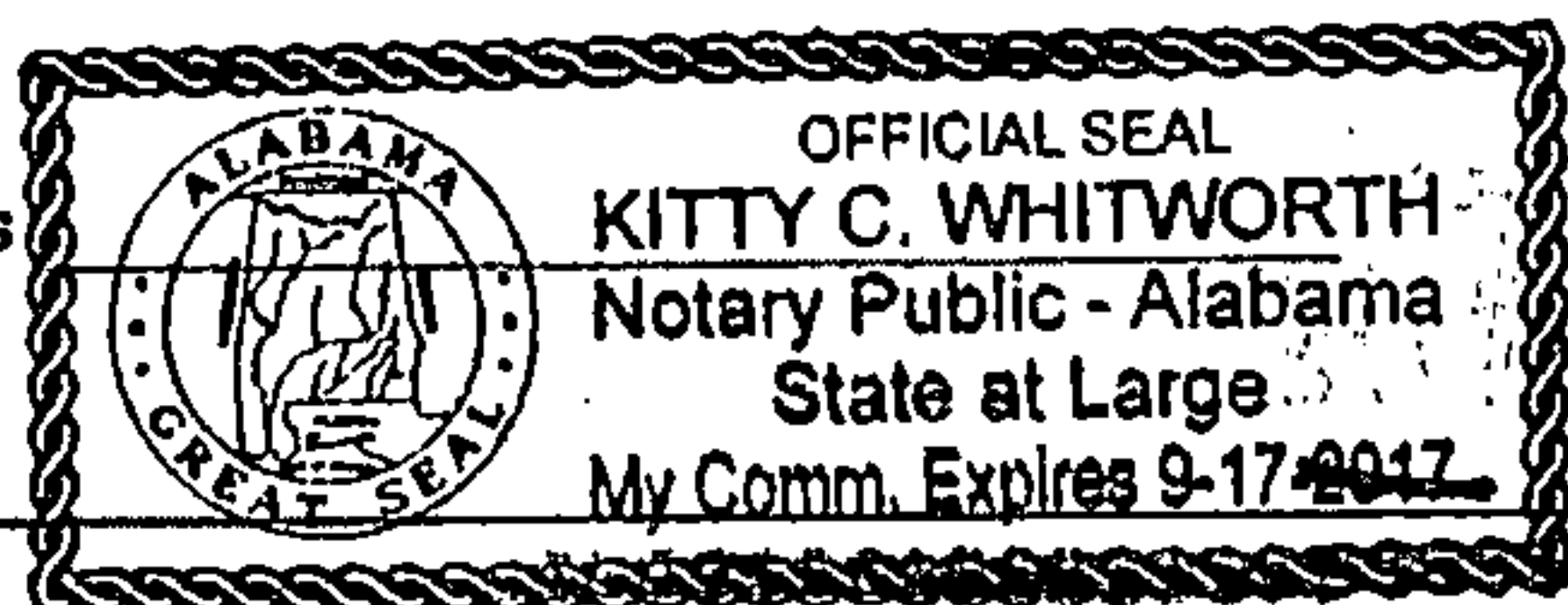
SS

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Ramona J Morrison, an unmarried woman, 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 28th day of August, 2018.


 Notary Public

My commission expires



2021



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**MODIFICATION OF MORTGAGE
(Continued)**

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LENDER ACKNOWLEDGMENT

STATE OF Alabama

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) SS
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COUNTY OF Shelby

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

Given under my hand and official seal this 28th day of August, 20 18.

Cathy Morgan
Notary Public

My commission expires MY COMMISSION EXPIRES MARCH 24, 2021

EXHIBIT A

Real property in the City of Columbiana, Alabama, in the SE ¼ of the NE ¼ of Section 26, Township 21 South, Range 1 West, with improvements thereon, being more particularly described as follows:

Commence at the point of intersection of the East margin of the sidewalk on the East side of Main Street with the North margin of the sidewalk on the North side of East College Street, and run North along the East margin of the sidewalk along Main Street a distance of 79 feet, more or less, to the point of beginning; then turn right and run in an Easterly direction and along the North line of the lot known as the Barber Shop Lot a distance of 60 feet, more or less; then turn left and run in a Northerly direction, parallel with Main Street to the Southeast corner of the Old U.S. Post Office Building; then turn left and run in a Westerly direction along the South line of the Old U.S. Post Office Building a distance of 60 feet, more or less, to the East margin of the sidewalk on the East side of Main Street; then turn left and run in a Southerly direction along the East margin of the sidewalk on the East side of Main Street a distance of 16 feet 6 inches, more or less, to point of beginning.



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