



20181217000440160 1/3 \$28.50  
 Shelby Cnty Judge of Probate, AL  
 12/17/2018 03:46:41 PM FILED/CERT

**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

*Increased by \$5,000.00*

(Space Above This Line For Recording Data)

**MODIFICATION AGREEMENT - MORTGAGE**

**THIS MODIFICATION AGREEMENT** ("Agreement") is made this 5th day of December, 2018, between BRADLEY C LITTLETON and ELLIE LITTLETON, husband and wife, whose address is 340 KRACKER SPRINGS FARM, SHELBY, Alabama 35143 ("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 December 14, 2017 and Instrument No. 20171221000454040, records of County of Shelby, State of Alabama ("Mortgage"). The Mortgage covers the following described real property:

Address: 4860 Hwy 71, Shelby, Alabama 35143

Legal Description: 1st Mortgage Dated December 14, 2017 Residential Real Estate Shelby County Alabama and Assignment of Rents and 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:

*INCREASE MORTGAGE TO ONE-HUNDRED THIRTY FIVE THOUSAND AND NO/100 (\$135,000.00)*

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.





