

**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



20190327000097820 1/3 \$450.00  
Shelby Cnty Judge of Probate, AL  
03/27/2019 01:05:26 PM FILED/CERT

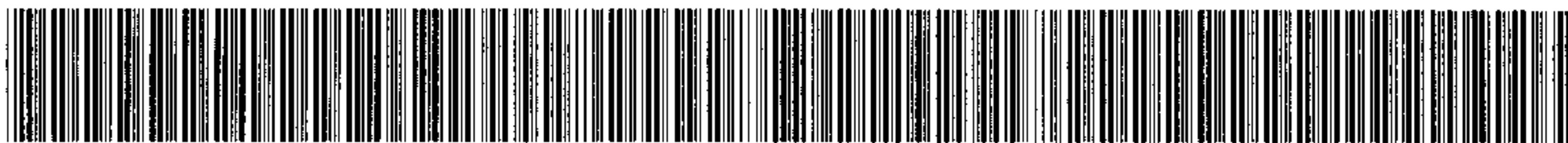
**SEND TAX NOTICES TO:**

Edgar M Stover  
Timi L Stover  
2021 Baneberry Drive  
Hoover, AL 35244-0000

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



**MODIFICATION OF MORTGAGE**



\*#####%0740%03042019%#####\*

**Notice:** The original principal amount available under the Note (as defined below), which was \$100,000.00 (on which any required taxes already have been paid), now is increased by an additional \$286,000.00.

**THIS MODIFICATION OF MORTGAGE** dated March 4, 2019, is made and executed between Edgar M Stover and Timi L Stover, husband and wife (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 August 15, 2017 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded on 09/07/17 in the Shelby County Judge of Probate Office by Instrument number 20170907000326310.

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

Lot 3525, according to the Survey of Riverchase Country Club 35th Addition as recorded in Map Book 16, Page 113, in the Office of the Judge of Probate of Shelby County, Alabama.

The Real Property or its address is commonly known as 2021 Baneberry Drive, Hoover, AL 35244-0000.

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

The purpose of this modification is to increase the mortgage amount to \$386,000.00 and to add the following Future advances or Re-Advances language

Future Advances or Re-Advances: 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

MODIFICATION OF MORTGAGE  
(Continued)

Page 2

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 MARCH 4, 2019.

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)  
Edgar M Stover

X [Signature] (Seal)  
Timi L Stover

LENDER:

BRYANT BANK

X [Signature] (Seal)  
John C Platt, Vice President

This Modification of Mortgage prepared by:

Name: Elizabeth Safi  
Address: 5319 US Highway 280 South  
City, State, ZIP: Birmingham, AL 35242

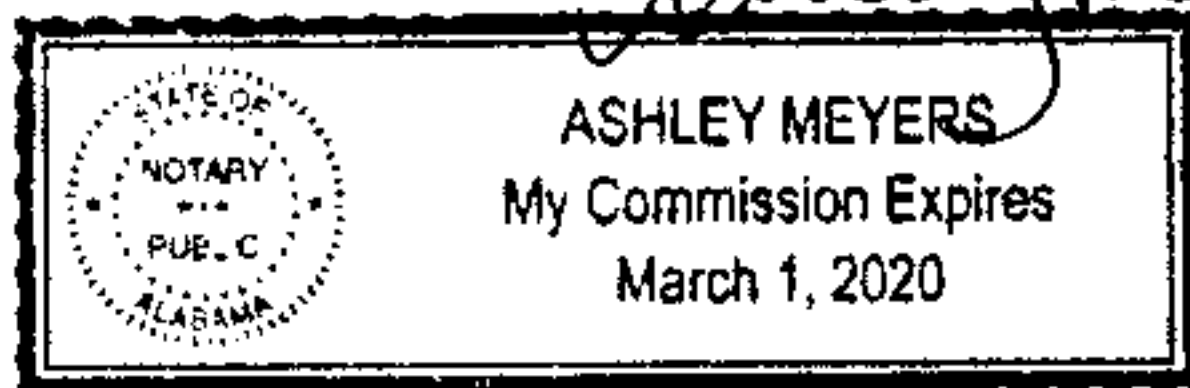
INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama )  
 ) SS  
COUNTY OF Jefferson )

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Edgar M Stover and Timi L Stover, 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 4th day of March, 2019.

My commission expires March 1, 2020



20190327000097820 2/3 \$450.00  
Shelby Cnty Judge of Probate, AL  
03/27/2019 01:05:26 PM FILED/CERT

MODIFICATION OF MORTGAGE  
(Continued)

Page 3

LENDER ACKNOWLEDGMENT

STATE OF Alabama

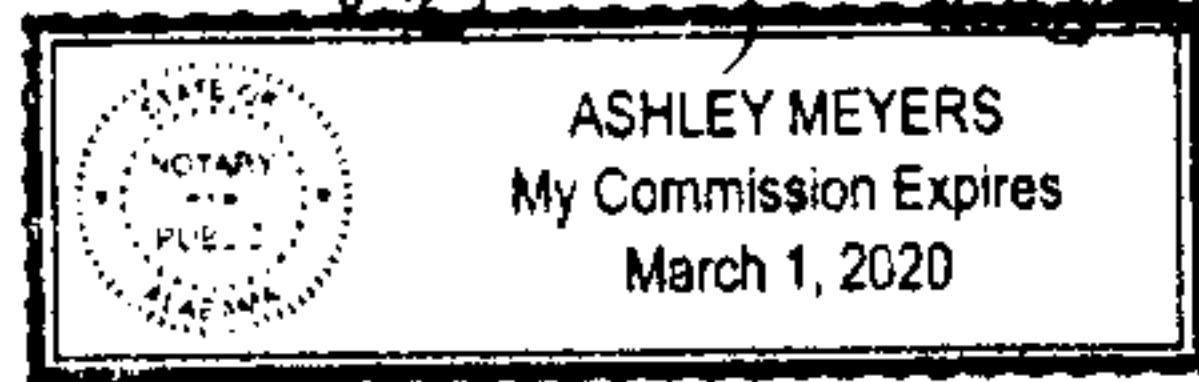
COUNTY OF Jefferson

)  
) SS  
)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that 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 4th day of May, 2019.

My commission expires March 1, 2020



20190327000097820 3/3 \$450.00  
Shelby Cnty Judge of Probate, AL  
03/27/2019 01:05:26 PM FILED/CERT