

RECORDATION REQUESTED BY:

CADENCE BANK, N.A.
Bus Bkg AL Bham Main
2100 Third Avenue North Suite 1100
Birmingham, AL 35203

20190429000140050 1/3 \$893.95
Shelby Cnty Judge of Probate, AL
04/29/2019 11:49:08 AM FILED/CERT

WHEN RECORDED MAIL TO:

CADENCE BANK, N.A.
LOAN OPERATIONS
3500 Colonnade Parkway, Ste 600
Birmingham, AL 35243

SEND TAX NOTICES TO:

E.R.A. Real Estate LLC
3000 Southlake Park Suite 100
Birmingham, AL 35244

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

CADENCE

BANK

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated March 11, 2019, is made and executed between E.R.A. Real Estate LLC, an Alabama limited liability company, whose address is 3000 Southlake Park Suite 100, Birmingham, AL 35244 (referred to below as "Grantor") and CADENCE BANK, N.A., whose address is 2100 Third Avenue North Suite 1100, Birmingham, AL 35203 (referred to below as "Lender").

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

Mortgage i/a/o \$675,000 recorded 7-8-2014 in Instrument# 20140708000206390 - Assignment of Leases and rents recorded 7-8-2014 in Instrument# 20140708000206400.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in ~~Jefferson~~ Shelby County AL, 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 3000 Southlake Park Suite 100, Birmingham, AL 35244. The Real Property tax identification number is 10-4-20-0-991-001.013, 10-4-20-0-991-001.014.

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

This loan is being modified to remove the maturity date. current loan amount \$581,257.16

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 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 MARCH 11, 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:

E.R.A. REAL ESTATE LLC

By: [Signature] (Seal)
Alicia Austin, Member of E.R.A. Real Estate LLC

By: [Signature] (Seal)
Emily H. Lazenby, Member of E.R.A. Real Estate LLC

By: [Signature] (Seal)
Rebecca Jones, Member of E.R.A. Real Estate LLC

MODIFICATION OF MORTGAGE
(Continued)

Loan No: 4794442

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LENDER:

CADENCE BANK, N.A.

X [Signature] (Seal)
Authorized Signer

This Modification of Mortgage prepared by:

Name: Janice Williams, Loan Support Specialist
Address: 3500 Colonnade Parkway Suite 600
City, State, ZIP: Birmingham, AL 35243

LIMITED LIABILITY COMPANY 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 Alicia Austin, Member of E.R.A. Real Estate LLC; Rebecca Jones, Member of E.R.A. Real Estate LLC; and Emily H. Lazenby, Member of E.R.A. Real Estate LLC, a limited liability company, are signed to the foregoing Modification and who are known to me, acknowledged before me on this day that, being informed of the contents of said Modification, they, as such members and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 3rd day of April, 20 19.

Anita R. Smith
Notary Public

My commission expires 10/3/21

LENDER 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 T. K. Wood whose name as VP of CADENCE BANK, N.A. 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 VP of CADENCE BANK, N.A., executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 3rd day of April, 20 19.

Anita R. Smith
Notary Public

My commission expires 10/3/21

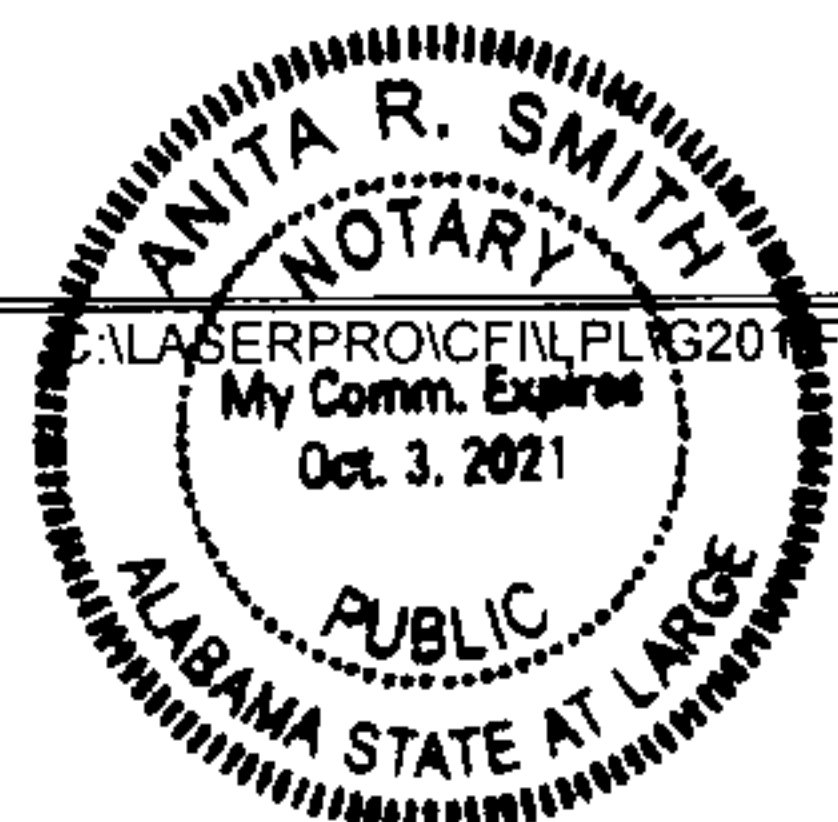


Exhibit "A"

20190429000140050 3/3 \$893.95
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Units 100 and 150, Building 3000, in Southlake Park, a Condominium, as established by that certain Declaration of Condominium of Southlake Park, a Condominium, which is recorded in Inst. No. 20080731000309270 and amended by First Amendment as recorded in Inst. No. 20081211000463630 and by Second Amendment recorded in Inst. No. 20090928000368020 and Third Amendment recorded in Inst. No. 20091030000406130 and Fourth Amendment as recorded in Inst. No. 20101119000389370, in the Probate Office of Shelby County, Alabama, and Fifth Amendment recorded in Inst. No. 20110919000276600 and Sixth Amendment recorded in Inst. No. 20120420000136540, to which said Declaration of Condominium a plan is attached and filed for record in Map Book 40, Page 43; Map Book 40, Page 188; Map Book 41, Page 73 and Map Book 41, Page 79 and Map Book 42, Page 31 and Map Book 42, Page 105 A & B and Map Book 42, Page 143, in said Probate Office; the By-Laws of Southlake Park as referred to in said Declaration of Condominium in Exhibit S, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium of Southlake Park, a Condominium.