


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

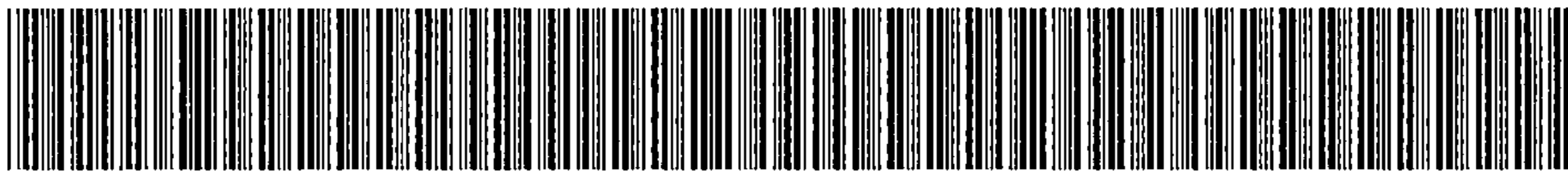

20190513000161730 1/3 \$27.00
Shelby Cnty Judge of Probate, AL
05/13/2019 04:04:31 PM FILED/CERT

81286892

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE



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20190861428370

12019042900681

THIS MODIFICATION OF MORTGAGE dated April 25, 2019, is made and executed between THE SAFEHOUSE OF SHELBY COUNTY, INC., A Alabama Non-Profit Corporation, whose address is 262 YEAGER PKWY SUITE A, 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 March 7, 2014 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

Recorded in Book or Instrument Number 20140324000080780, at Page (if applicable) 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:

SEE EXHIBIT A, PARCEL # 21 8 27 0 000 001.007

The Real Property or its address is commonly known as 993 HIGHWAY 70, COLUMBIANA, AL 35051.

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

The amount of the promissory note dated 03/07/2014, in the original principal amount of \$750,000.00 (the "Original Note") is being increased by the execution of a modified note of even date with this Modification of Mortgage. The Original Note has a present principal balance of \$659,153.71, and an additional advance of \$3,980.26 is being made, for a total outstanding principal balance under the modified note of \$663,133.97.

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 APRIL 25, 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:

THE SAFEHOUSE OF SHELBY COUNTY, INC.
By: Dorothy C Bailey (Seal)
DOROTHY C BAILBY, Executive Director of THE SAFEHOUSE OF SHELBY COUNTY, INC.

By: Susan G Arvin (Seal)
SUSAN G ARVIN, Chairperson of THE SAFEHOUSE OF SHELBY COUNTY, INC.

LENDER:

REGIONS BANK
x Lindsay Moore (Seal)
Authorized Signer
LINDSAY MOORE

This Modification of Mortgage prepared by:

Name: JESSE DENDY
Address: 2964 PELHAM PARKWAY
City, State, ZIP: PELHAM, AL 35124

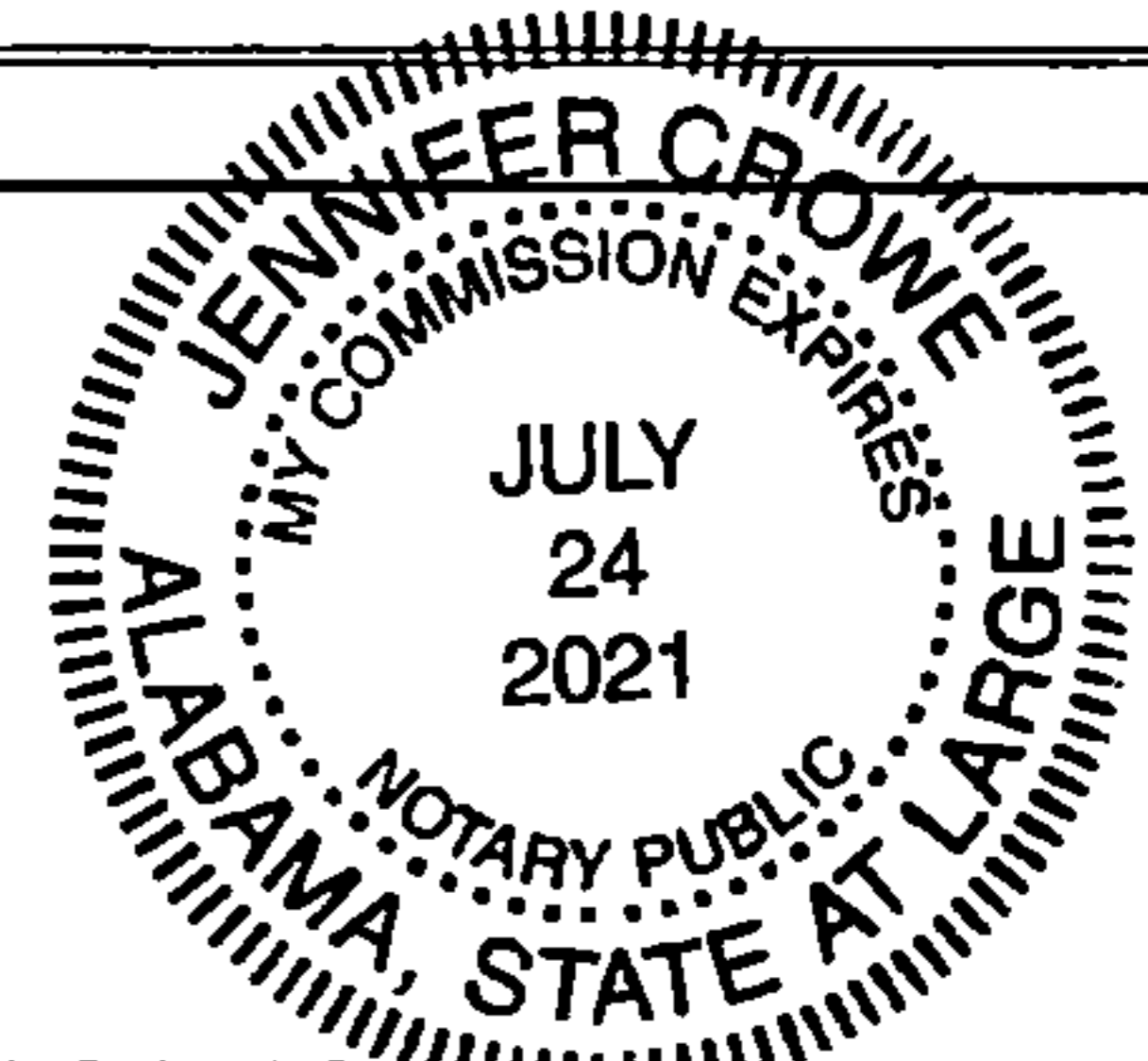
(L)

MODIFICATION OF MORTGAGE
(Continued)

Loan No: 02900032550002393320

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 DOROTHY C BAILEY, Executive Director of THE SAFEHOUSE OF SHELBY COUNTY, INC. and SUSAN G ARVIN, Chairperson of THE SAFEHOUSE OF SHELBY COUNTY, INC., a corporation, 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 of Mortgage, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 25 day of April, 20 19.

Jennifer Crowe
Notary Public
Jennifer Crowe

My commission expires 7/24/21

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 LINDSAY MOORE whose name as Relationship manager 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 Relationship manager of REGIONS BANK, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 25 day of April, 20 19.

Tristan Ashcraft
Notary Public
Tristan Ashcraft

MY COMMISSION EXPIRES JULY 11, 2021

My commission expires _____

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20190513000161730 2/3 \$27.00
Shelby Cnty Judge of Probate, AL
05/13/2019 04:04:31 PM FILED/CERT

Exhibit A



20190513000161730 3/3 \$27.00
Shelby Cnty Judge of Probate, AL
05/13/2019 04:04:31 PM FILED/CERT

PARCEL I:

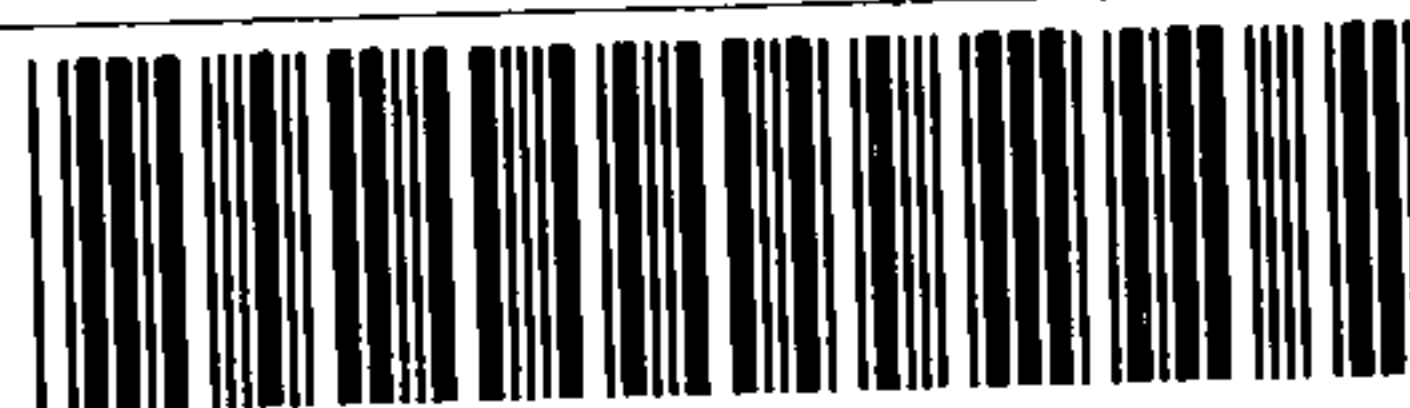
That part of the Southeast 1/4 of the Northwest 1/4 of Section 27, Township 21 South, Range 1 West, situated in Shelby County, Alabama more particularly described as follows: Commence at the Southwest corner of said 1/4 - 1/4 section and run Northerly along the West line of said 1/4 - 1/4 section for a distance of 449.25 feet to the point of beginning; thence turn an interior angle right of 180 degrees, 00 minutes, 00 seconds and continue running Northerly along said line for a distance of 440.92 feet; thence turn an interior angle left of 89 degrees, 58 minutes, 39 seconds and run in an Easterly direction for 537.01 feet; thence turn an interior angle left of 94 degrees, 34 minutes, 48 seconds and run in a Southerly direction for distance of 442.34 feet; thence turn an interior angle left of 85 degrees, 25 minutes, 12 seconds and run in a Westerly direction for a distance of 572.15 feet to the point of beginning.

PARCEL II:

A non-exclusive easement for ingress and egress and installation of utilities being 25 feet in width, lying 12.5 feet on each side of the centerline over and across the following described real property, to-wit:

A parcel of land situated in the Southeast 1/4 of the Northwest 1/4 of Section 27, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 27; thence run in a Northerly direction along the West line of said 1/4 - 1/4 Section line for a distance of 1336.27 feet to the Northwest corner of said 1/4 - 1/4 Section; thence leaving said West line of 1/4 - 1/4 Section turn an interior angle to the left of 158 degrees 39 minutes 52 seconds and run in a Northeasterly direction for a distance of 243.05 feet to a point being on the Southerly right of way of Alabama Highway No. 70 (right of way 100 feet); thence turn an interior angle to the left of 90 degrees 00 minutes 46 seconds and run in a Southeasterly direction along said right of way for a distance of 214.02 feet to the point of beginning of a centerline of a 25 foot ingress/egress easement lying 12.5 feet each side of, parallel to, an abutting said centerline; thence leaving said right of way turn an exterior angle to the left of 87 degrees 05 minutes 26 seconds and run in a Southwesterly direction for a distance of 101.30 feet; thence turn an exterior angle to the left of 216 degrees 16 minutes 49 seconds and run in a Southeasterly direction for a distance of 85.08 feet; thence turn an exterior angle to the left of 187 degrees 03 minutes 11 seconds and run in a Southeasterly direction for a distance of 296.10 feet; thence turn an exterior angle to the left of 191 degrees 30 minutes 14 seconds and run in a Southeasterly direction for a distance of 162.03 feet to the end of said easement.



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