

RECORDATION REQUESTED BY:  
BBVA USA  
BHAM INVERNESS  
104 INVERNESS PLAZA  
BIRMINGHAM, AL 35242

WHEN RECORDED MAIL TO:  
RECORD & RETURN TO 23741  
LIEN SOLUTIONS  
P.O. BOX 29071  
Glendale, CA 91209-9071  
70729326-AL117-Shelby

20190715000250410 1/2 \$244.95  
Shelby Cnty Judge of Probate, AL  
07/15/2019 10:43:10 AM FILED/CERT

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE



\*07700004355762000911121TSYS0740\*

THIS MODIFICATION OF MORTGAGE dated July 2, 2019, is made and executed between JONATHAN RUSSELL AND SPOUSE JAMIE RUSSELL, WHOSE ADDRESS IS 5284 GREYSTONE WAY BIRMINGHAM, AL 35242 (referred to below as "Grantor") and BBVA USA, whose address is 104 INVERNESS PLAZA, BIRMINGHAM, AL 35242 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated July 28, 2016 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

RECORDED 8/11/2016, INSTRUMENT/FILM NUMBER 20160811000287000, JUDGE OF PROBATE.

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

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA: LOT 35, ACCORDING TO THE SURVEY OF GREYSTONE, 6TH SECTOR AS RECORDED IN MAP BOOK 17, PAGE 54, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN INSTRUMENT NO. 20160711000239510 OF THE SHELBY COUNTY, ALABAMA RECORDS. SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE

The Real Property or its address is commonly known as 5284 GREYSTONE WAY, Birmingham, AL 35242.

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

The original Mortgage, Deed of Trust, or Security Deed referenced above secures a home equity revolving line of credit. The \$62,750.00 principal amount of the line of credit secured by the original Mortgage, Deed of Trust or Security Deed is changed to \$214,000.00 and this change in the principal amount is evidenced by a Credit Agreement executed by some or all of the Grantors and dated the same date as this Modification. The Credit Agreement executed with this Modification and this Modification do not change the maturity date of the original Mortgage, Deed of Trust, or Security Deed.

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.

ERRORS AND OMISSIONS. The parties agree agrees that if deemed necessary by Lender or any agent closing the loan, change in terms, or renewal in conjunction with this Modification ("the Loan"), Lender or the agent may correct and adjust this document and any other documents executed in connection with the Loan ("Related Documents") on behalf of any other party, as if such other party were making the correction or adjustment, in order to correct clerical errors. A clerical error is information in a document that is missing or that does not reflect accurately another party's agreement with Lender at the time the document was executed. If any such clerical errors are material changes, the other party agrees to fully cooperate in correcting such errors within 30 days of the date of mailing by Lender of a request to do that. Any change in the documents after they are signed to reflect a change in the agreement of the parties is an "alteration" or "amendment," which must be in writing and signed by the party that will be bound by the change.

JURISDICTION. Except as otherwise provided, any legal action or proceeding arising out of or relating to the loan or other extension of credit secured by this instrument, or to enforce and defend any rights, remedies, or provisions contained in this instrument, (a "Proceeding") shall be instituted in the federal court for or the state court sitting in the county where Lender's office that made this loan is located. With respect to any Proceeding, brought by or against Lender, each of the other parties hereto, to the fullest extent permitted by law: (i) waives any objections that each such party may now or hereafter have based on venue and/or forum non conveniens of any Proceeding in such court; and (ii) irrevocably submits to the jurisdiction of any such court in any Proceeding. Notwithstanding anything to the contrary herein, Lender may commence legal proceedings or otherwise proceed against any other party in any other jurisdiction if determined by Lender to be necessary in order to fully enforce or exercise any right or remedy of Lender relating to this loan including without limitation realization upon collateral that secures this loan.

DEFINED TERMS. Unless otherwise defined in this Modification, all undefined terms shall have the meanings given to them in the Deed of Trust or the Mortgage described above or related loan documents.

COMPASS BANK NAME CHANGE. Compass Bank has changed or intends to change its legal name to "BBVA USA" (the "Name Change"). Each of the parties hereto agrees that (a) prior to the effectiveness of the Name Change, any reference in this agreement or any document related hereto to "BBVA USA" shall mean and refer to Compass Bank, (b) from and after the effectiveness of the Name Change, all references in this agreement or any document related hereto to "Compass Bank" or "BBVA Compass" (including on any signature hereto or thereto) shall mean and refer to BBVA USA, and (c) the Name Change shall not have any effect on Compass Bank/BBVA USA's rights, interests or obligations under this agreement or any document related hereto.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JULY 2, 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 (Seal)  
JONATHAN L RUSSELL

X (Seal)  
JAMIE RUSSELL

MODIFICATION OF MORTGAGE  
(Continued)

Page 2

LENDER:

BBVA USA

X [Signature] (Seal)  
Authorized Signer

This Modification of Mortgage prepared by:

Name: CANDI MILLS, Document Preparer  
Address: P.O. Box 10343  
City, State, ZIP: Birmingham, AL 35203

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 JONATHAN L. RUSSELL and JAMIE RUSSELL, 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 2nd day of July, 2019.

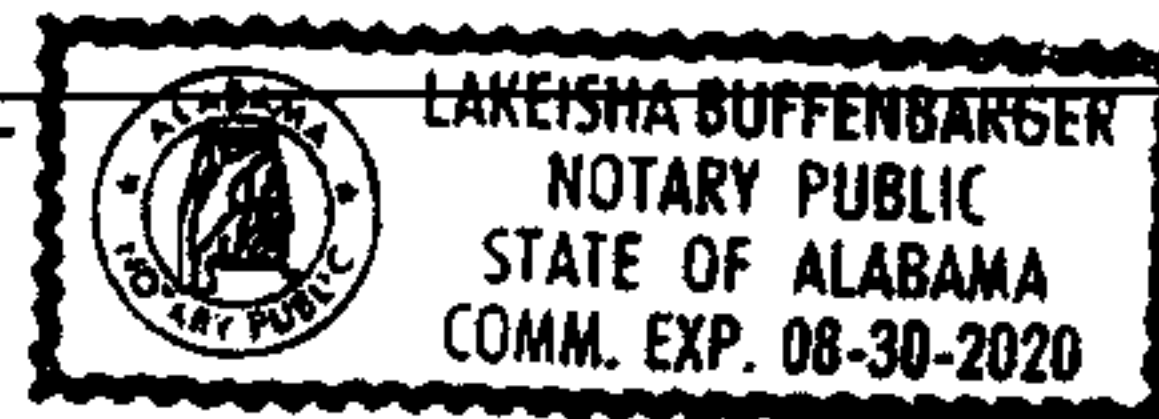
[Signature]  
Notary Public

My commission expires 8-30-2020

NOTARY SEAL IS PRESENT

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 Michael Harris whose name as Sri Financial Advisor of BBVA USA 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 Sri Financial Advisor of BBVA USA, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 2nd day of July, 2019.

[Signature]  
Notary Public

My commission expires 8-30-2020

NOTARY SEAL IS PRESENT

