

20190912000336720
09/12/2019 03:41:04 PM
MORTAMEN 1/2

WHEN RECORDED MAIL TO:
SERVISFIRST BANK
2500 WOODCREST PLACE
BIRMINGHAM, AL 35209

SEND TAX NOTICES TO:
JUSTIN TODD REEVES
AMIEE C. REEVES
9012 EAGLE VALLEY LANE
BIRMINGHAM, AL 35242

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE



0000000010013446900074007222019

THIS MODIFICATION OF MORTGAGE dated July 22, 2019, is made and executed between **JUSTIN TODD REEVES**, whose address is 9012 EAGLE VALLEY LANE, BIRMINGHAM, AL 35242 and **AMIEE C. REEVES**, whose address is 9012 EAGLE VALLEY LANE, BIRMINGHAM, AL 35242; Husband and Wife (referred to below as "Grantor") and ServisFirst Bank, whose address is 2500 WOODCREST PLACE, BIRMINGHAM, AL 35209 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated December 15, 2006 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

RECORDED MARCH 1, 2007 IN INSTRUMENT NUMBER 20070301000092800. MODIFICATION DATED NOVEMBER 24, 2009 RECORDED JANUARY 8, 2010 IN INSTRUMENT NUMBER 20100108000007790. MODIFICATION DATED JUNE 4, 2014 RECORDED JUNE 19, 2014 IN INSTRUMENT NUMBER 20140619000185780.

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

BEING LOT NUMBER 1618 IN EAGLE POINT 16 SECTOR AS SHOWN IN THE RECORDED PLAT/MAP THEREOF IN 27-92 OF SHELBY COUNTY RECORDS.

The Real Property or its address is commonly known as 9012 EAGLE VALLEY LN, BIRMINGHAM, AL 35242.

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

The maturity date has been extended to December 15, 2039. Current amount of indebtedness is \$57,608.65.

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 hereby ratifies and affirms that Grantor's liability shall continue in full force and effect through and including the Note's now extended maturity date and that Grantor has no defenses, setoffs, or other claims against Lender arising out of this credit facility. If it is determined that any other person or entity other than Lender shall have a lien, encumbrance, or claim of any type which has a legal priority over any term of this Modification, the original terms of the Note and Mortgage shall be severable from this Modification and separately enforceable from the terms thereof as modified hereby in accordance with their original terms, and Lender shall maintain all legal or equitable priorities which were in existence before the date of execution of this Modification. It is understood by and is the intention of the parties hereto that any legal or equitable priorities of Lender over any party which were in existence before the date of execution of this Modification shall remain in effect after the execution of this Modification.

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 22, 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)
JUSTIN TODD REEVES

X  (Seal)
AMIEE C. REEVES

LENDER:

SERVISFIRST BANK
X  (Seal)
KILEY ELMORE, Vice President

This Modification of Mortgage prepared by:

Name: DANITA HARRIS DUDLEY
Address: 2500 WOODCREST PLACE
City, State, ZIP: BIRMINGHAM, AL 35209

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 **JUSTIN TODD REEVES and AMIEE C. REEVES, 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 22 day of July, 2019.
My commission expires _____
 [Signature]
Notary Public

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 **KILEY ELMORE** whose name as **Vice President** of **ServisFirst 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 **ServisFirst Bank**, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 22 day of July, 2019.
My commission expires _____
 [Signature]
Notary Public

REEVES
55082572 AL
FIRST AMERICAN ELS
MODIFICATION OF MORTGAGE



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/12/2019 03:41:04 PM
\$113.55 CATHY
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[Signature]