

RECORDATION REQUESTED BY:

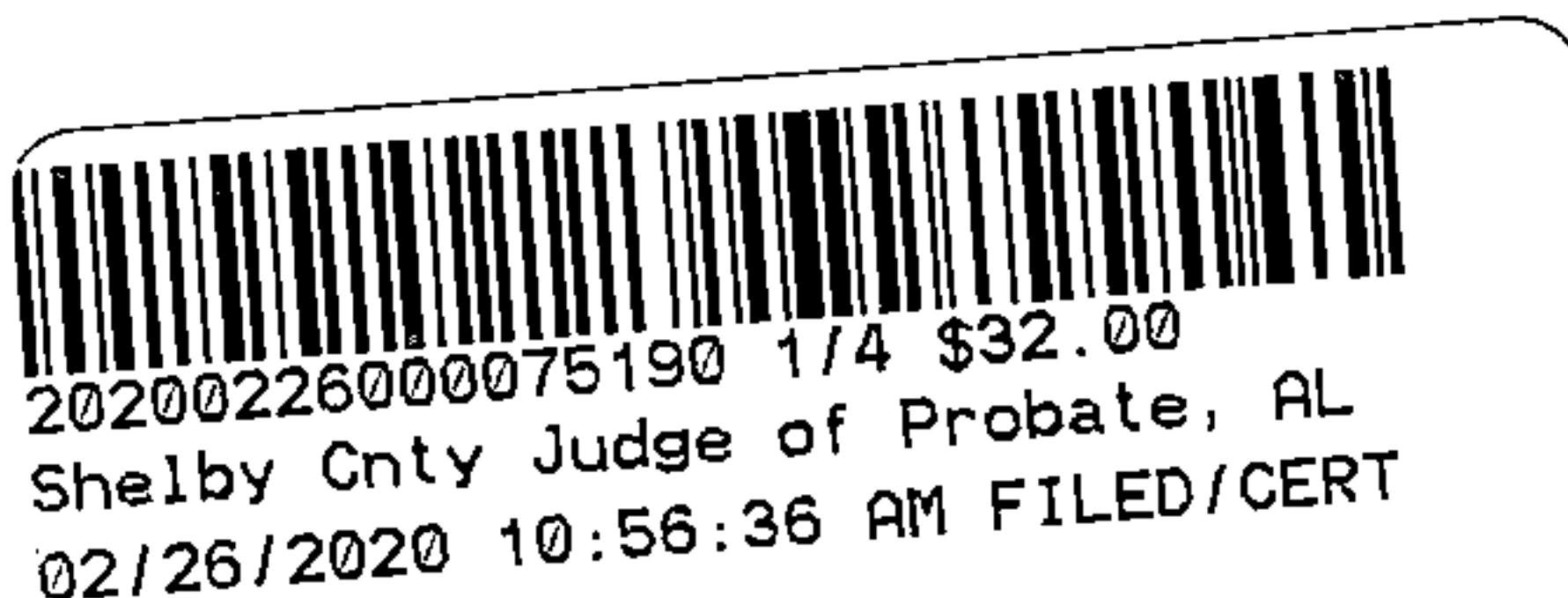
Bryant Bank
Cahaba Village
2700 Cahaba Village
Mountain Brook, AL 35243

WHEN RECORDED MAIL TO:

Bryant Bank
P.O. Office Box 2087
Birmingham, AL 35201

SEND TAX NOTICES TO:

B Pace Reid
2415 Royal Lane
Pelham, AL 35124-0000



SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE



#####%0740%02142020%#####

THIS MODIFICATION OF MORTGAGE dated February 14, 2020, is made and executed between B Pace Reid; an unmarried man (referred to below as "Grantor") and Bryant Bank, whose address is 2700 Cahaba Village, Mountain Brook, AL 35243 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated September 6, 2011 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Mortgage dated 9/6/11 and recorded 9/13/2011 by Instrument # 20110913000270490 in Office of the Judge of Probate of Shelby County, Alabama, Modification of Mortgage dated 9/3/15 and recorded on 9/11/15 by Instrument #20150911000317460 in the Office of the Judge of Probate of Shelby County, Alabama and Modification of Mortgage dated 2/4/16 and recorded on 2/15/16 by Instrument #20160215000046910 in the Office of the Judge of Probate of Shelby County, Alabama.

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

See Exhibit A, which is attached to this Mortgage and made a part of this Mortgage as if fully set forth herein

Barron Pace Reid and B Pace Reid is one and the same person

The Real Property or its address is commonly known as 2651 Oak Mountain State Park Road formally known as 953 Oak Mountain Park Road (3.32 acres) , Pelham, AL 35124.

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

The purpose of this Modification is to add the following Future Advances or Re-Advances language:

Future Advances or Re-Advances language: 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 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.

MODIFICATION OF MORTGAGE
(Continued)

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GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED FEBRUARY 14, 2020.

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 B Pace Reid (Seal)

LENDER:

BRYANT BANK

X Brian Ethridge (Seal)
Brian Ethridge, Executive Vice President

This Modification of Mortgage prepared by:

Name: Donna Atchison
Address: 2700 Cahaba Village
City, State, ZIP: Mountain Brook, AL 35243

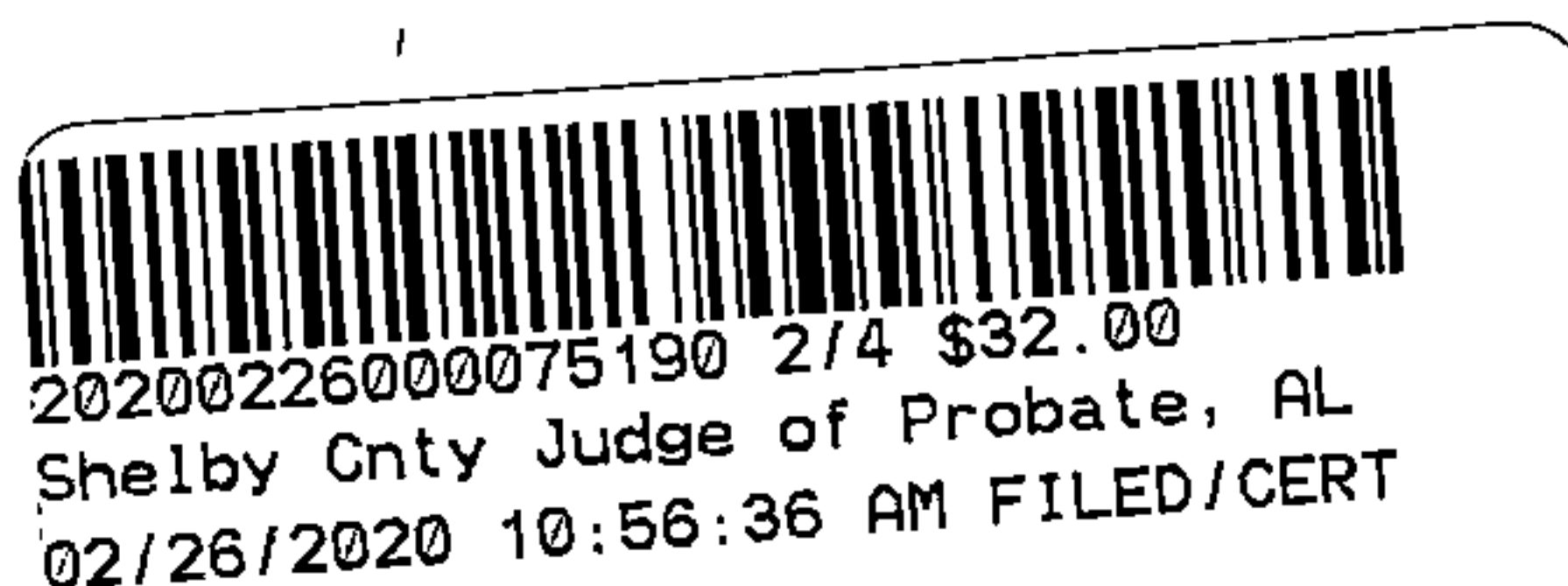
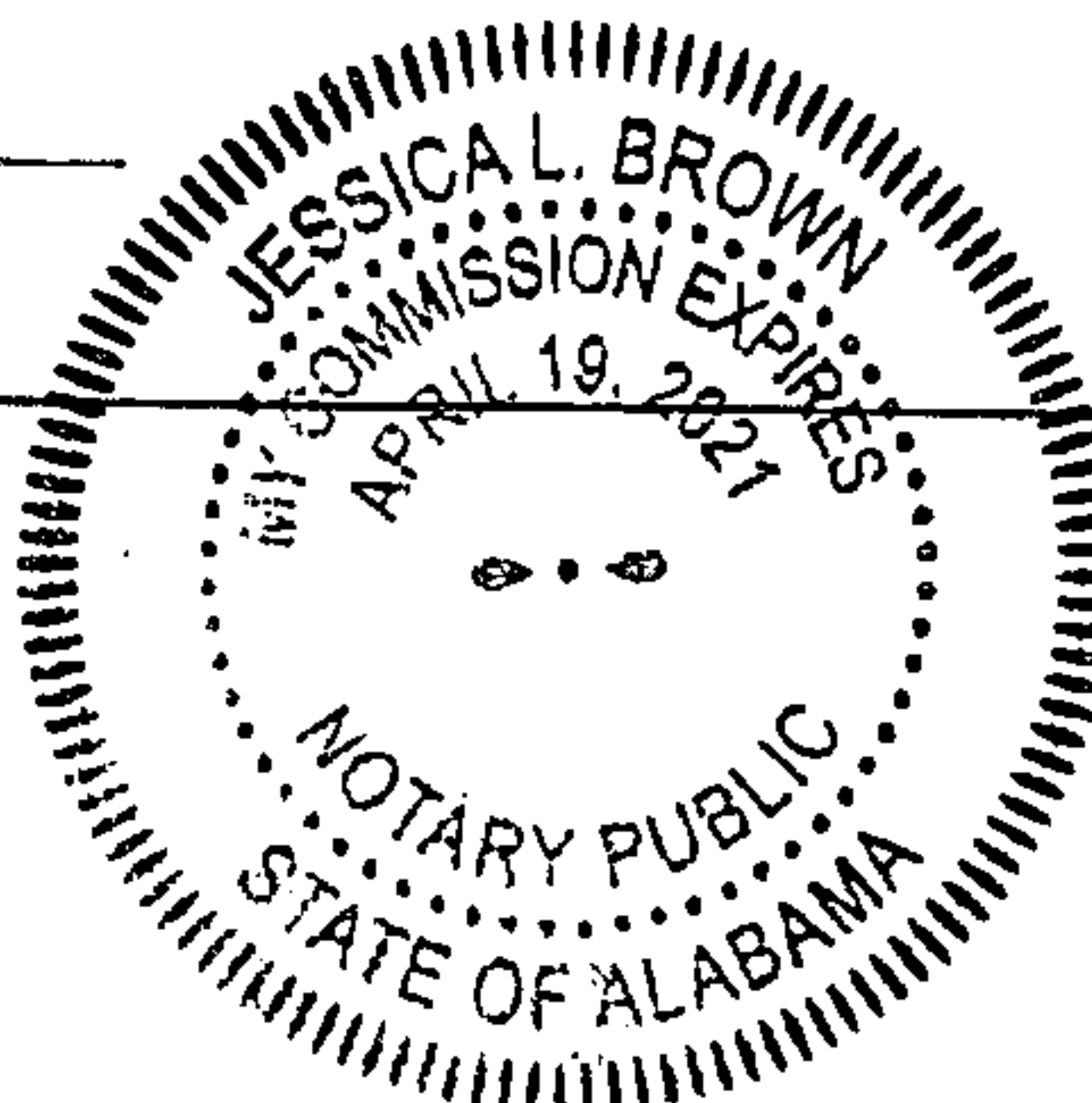
INDIVIDUAL ACKNOWLEDGMENT

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 **B Pace Reid**, an unmarried man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Modification, he or she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of February, 2020
Jessica L. Brown
Notary Public

My commission expires 4-19-2021



MODIFICATION OF MORTGAGE
(Continued)

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LENDER ACKNOWLEDGMENT

STATE OF Alabama

COUNTY OF Jefferson

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I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **Brian Ethridge** whose name as **Executive 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 **Executive Vice President of Bryant Bank**, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 14th day of February, 2020.

Jessica L. Brown
Notary Public

My commission expires 4-19-2021

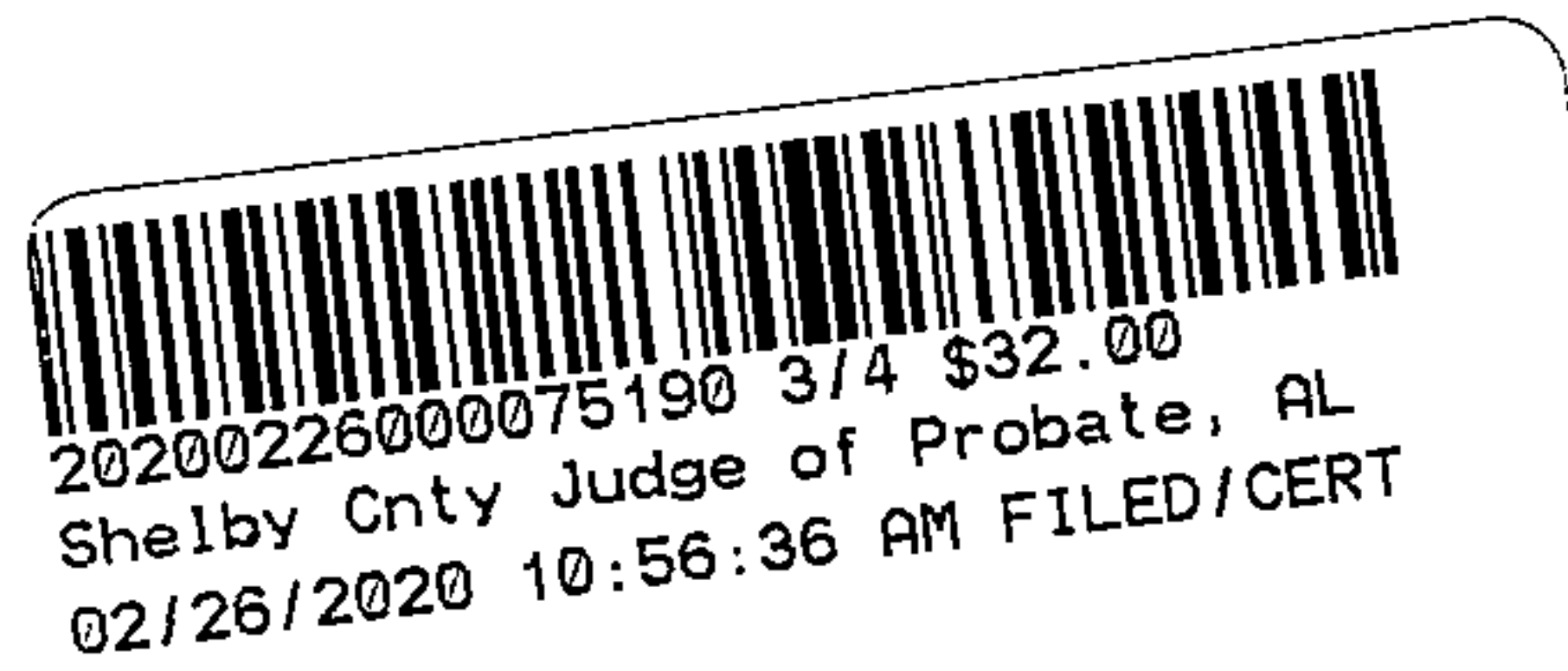
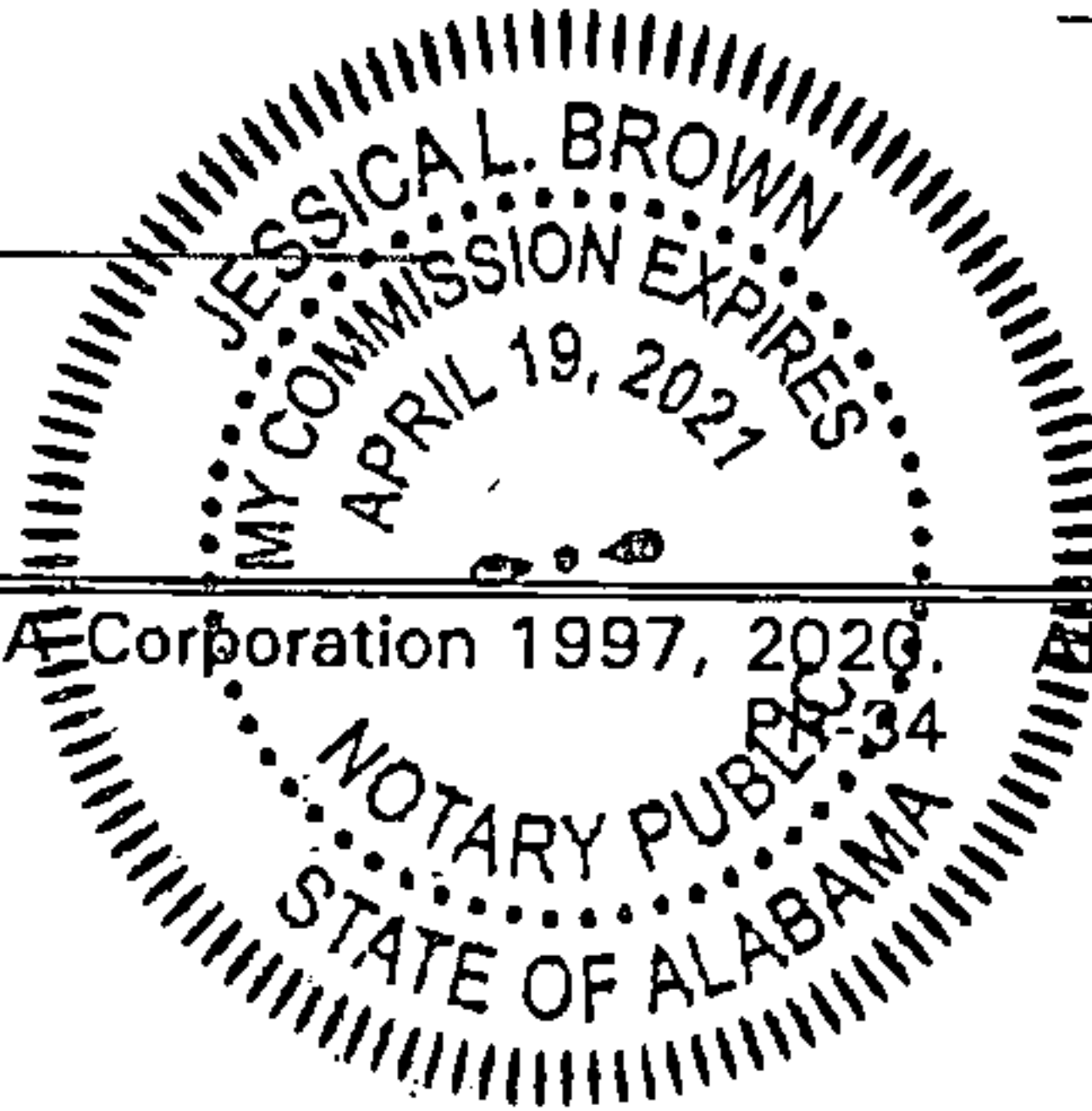


Exhibit "A"

A parcel of land situated in the NW 1/4 of the SE 1/4 of Section 6, Township 20 South, Range 2 West, and being more particularly described as follows:

Commence at the SW corner of the NE 1/4 of said section; thence South 88°20'28" East a distance of 164.79 feet to the POINT OF BEGINNING; thence South 86°19'07" East a distance of 279.42 feet; thence South 43°18'28" West a distance of 228.67 feet; thence South 25°03'51" West a distance of 531.62 feet; thence South 16°26'28" West a distance of 373.79 feet; thence North 02°17'03" East a distance of 786.36 feet; thence North 38°39'48" East a distance of 297.55 feet to the point of beginning; being situated in Shelby County, Alabama..

Less and except any portion of subject property lying within a road right of way.

All being situated in Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL
02/26/2020 10:56:36 AM FILED/CERT