

**RECORDATION REQUESTED BY:**

Trustmark National Bank
Shelby County Commercial Banking
835 Main Street
Montevallo, AL 35115

WHEN RECORDED MAIL TO:

Trustmark National Bank
Attn: Loan Operations
P. O. Box 1182
Jackson, MS 39215-1182



20200409000139820 1/5 \$35.00
Shelby Cnty Judge of Probate, AL
04/09/2020 02:03:47 PM FILED/CERT

SEND TAX NOTICES TO:

Everdale Missionary Baptist Church (Parcel II)
Everdale Baptist Church (Parcel I)
339 Evansville Circle
Montevallo, AL 35115

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE

L-9040-A000210997250-F0036051563-00045-P01

Notice: This Modification of Mortgage does not secure new indebtedness or an increased amount of debt under the Note (as defined below).

THIS MODIFICATION OF MORTGAGE dated March 16, 2020, is made and executed between Everdale Missionary Baptist Church (Parcel II) and Everdale Baptist Church (Parcel I) (referred to below as "Grantor") and Trustmark National Bank, whose address is 835 Main Street, Montevallo, AL 35115 (referred to below as "Lender").

MORTGAGE. BankTrust and Grantor have entered into a Mortgage dated March 14, 2008 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded March 17, 2008 in Instrument Number 20080317000108930 in the Office of the Judge of Probate, Shelby County, Alabama

Lender is the successor in interest to BankTrust pursuant to the following transaction:

BankTrust merged with and into Trustmark National Bank by virtue of that certain Agreement and Plan of Merger of BankTrust with and into Trustmark National Bank which was recorded in the Alabama Secretary of State's office on February 11, 2013.

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 Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 339 Evansville Circle, Montevallo, AL 35115.

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

The parcel of real property being more particularly described in the attached EXHIBIT "A", shall be modified to add Parcel ID Numbers 27 5 16 3 001 022.000 and 27 5 16 3 001 023.000.

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



* L - 9 0 4 0 - A 0 0 0 2 1 0 9 9 7 2 5 0 - F 0 0 3 6 0 5 1 5 6 3 - 0 0 0 4 5 - P 2 *

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 16, 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:

EVERDALE MISSIONARY BAPTIST CHURCH (PARCEL II)

By: *Lisa Peoples*
Lisa Peoples, Secretary of Everdale Missionary
Baptist Church (Parcel II)

(Seal)

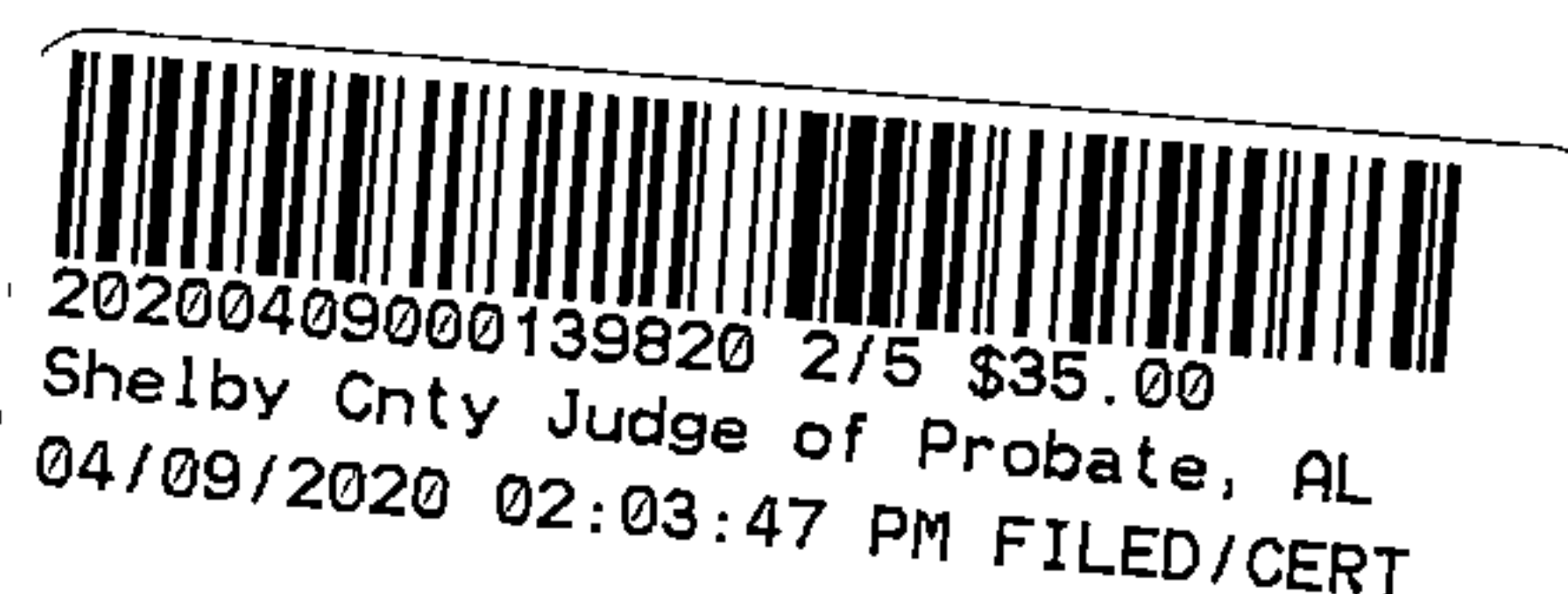
EVERDALE BAPTIST CHURCH (PARCEL I)

By: *Lisa Peoples* (Seal)
Lisa Peoples, Secretary of Everdale Baptist Church
(Parcel I)

LENDER:

TRUSTMARK NATIONAL BANK

X *[Signature]* (Seal)
Authorized Signer



This Modification of Mortgage prepared by:

Name: Brandon Lovelady, CRMA
Address: 835 Main Street
City, State, ZIP: Montevallo, AL 35115



ASSOCIATION ACKNOWLEDGMENT

STATE OF ALABAMA

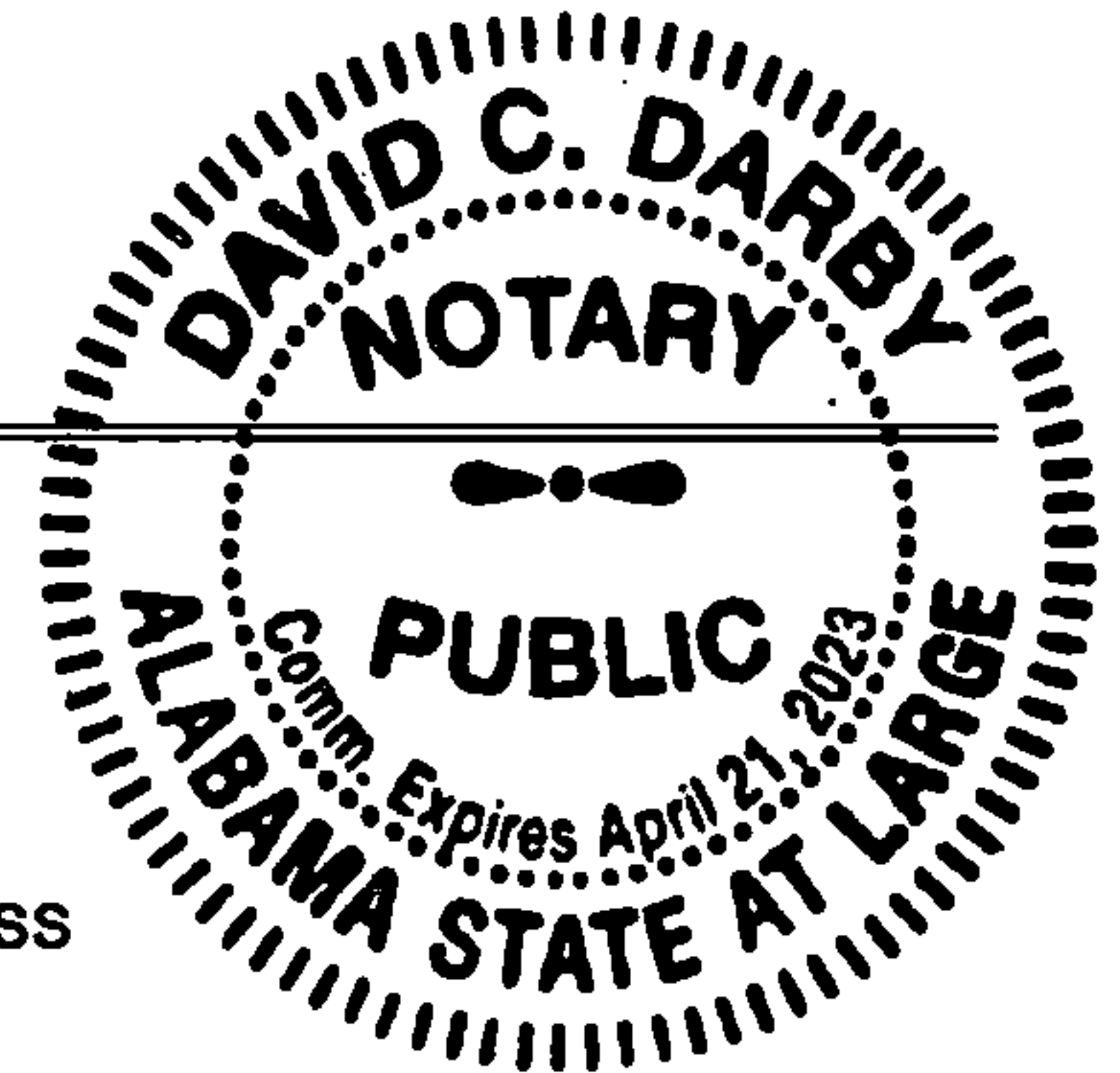
COUNTY OF SHELBY

)
) SS
)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Lisa Peoples, Secretary of Everdale Missionary Baptist Church (Parcel II), an association, 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 said Modification, he or she, as such officer or designated agent and with full authority, executed the same voluntarily for and as the act of said association.

Given under my hand and official seal this 16th day of MARCH, 2020
David C. Darby
Notary Public

My commission expires 4-21-23



ASSOCIATION ACKNOWLEDGMENT

STATE OF ALABAMA

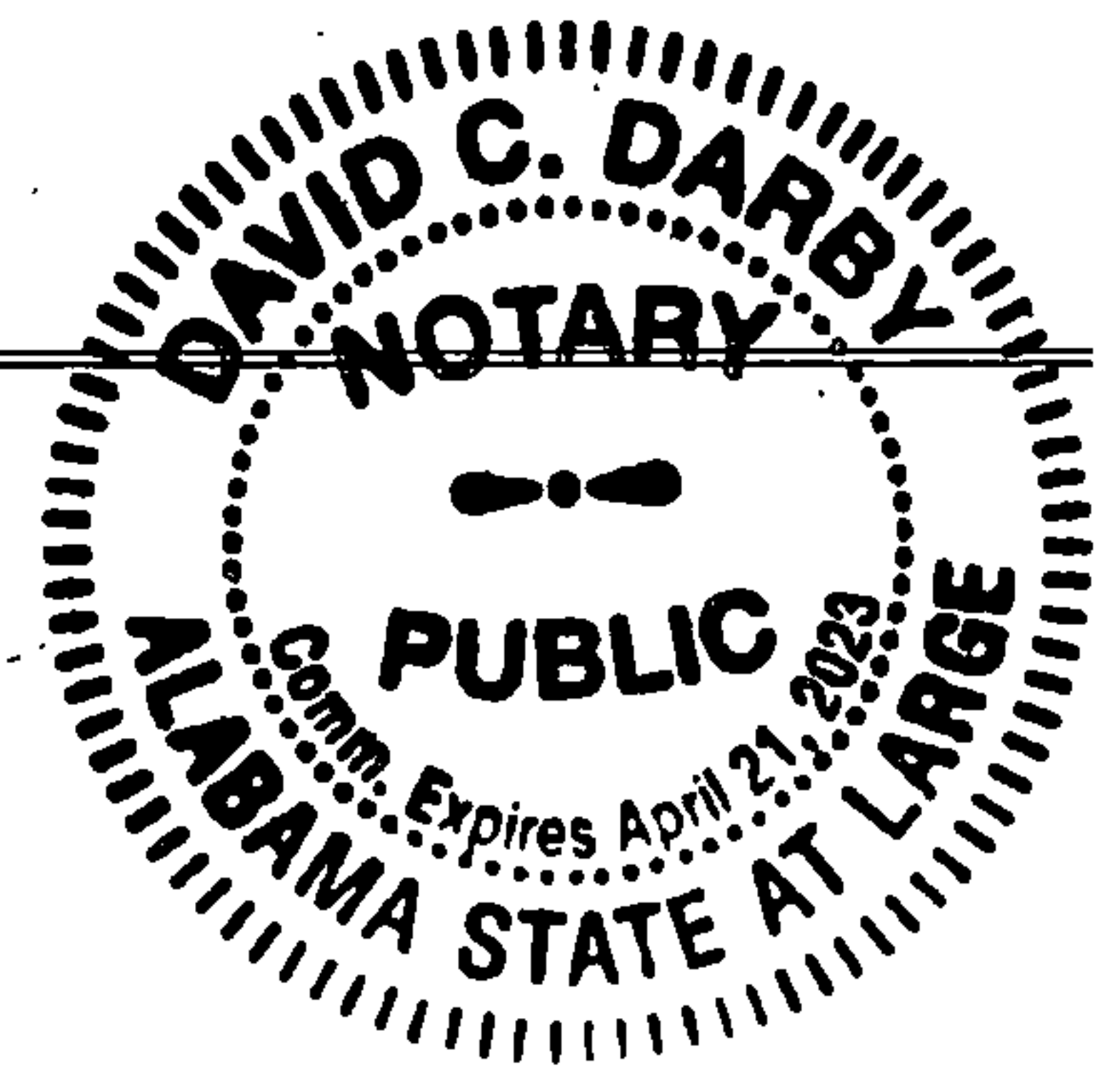
COUNTY OF SHELBY

)
) SS
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I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Lisa Peoples, Secretary of Everdale Baptist Church (Parcel I), an association, 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 said Modification, he or she, as such officer or designated agent and with full authority, executed the same voluntarily for and as the act of said association.

Given under my hand and official seal this 16th day of MARCH, 2020
David C. Darby
Notary Public

My commission expires 4-21-23



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LENDER ACKNOWLEDGMENT

STATE OF ALABAMA

COUNTY OF SHELBY

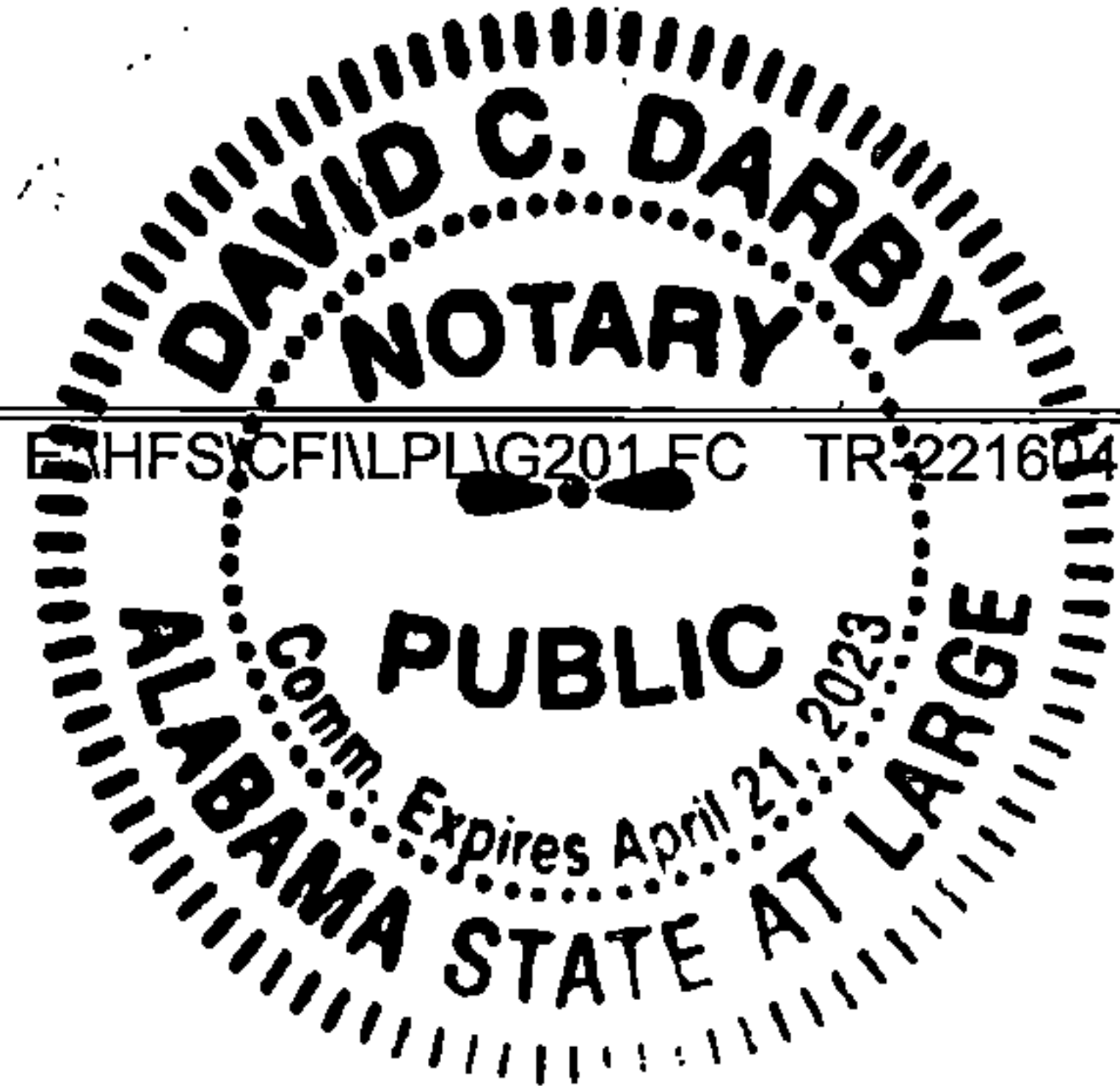
)
) SS
)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Brandon Lovelady whose name as Authorized Signer of Trustmark National 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 Authorized Signer of Trustmark National Bank, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 16th day of MARCH, 20 20.

David C. Darby
Notary Public

My commission expires 4-21-23



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EXHIBIT 'A'

PARCEL I:

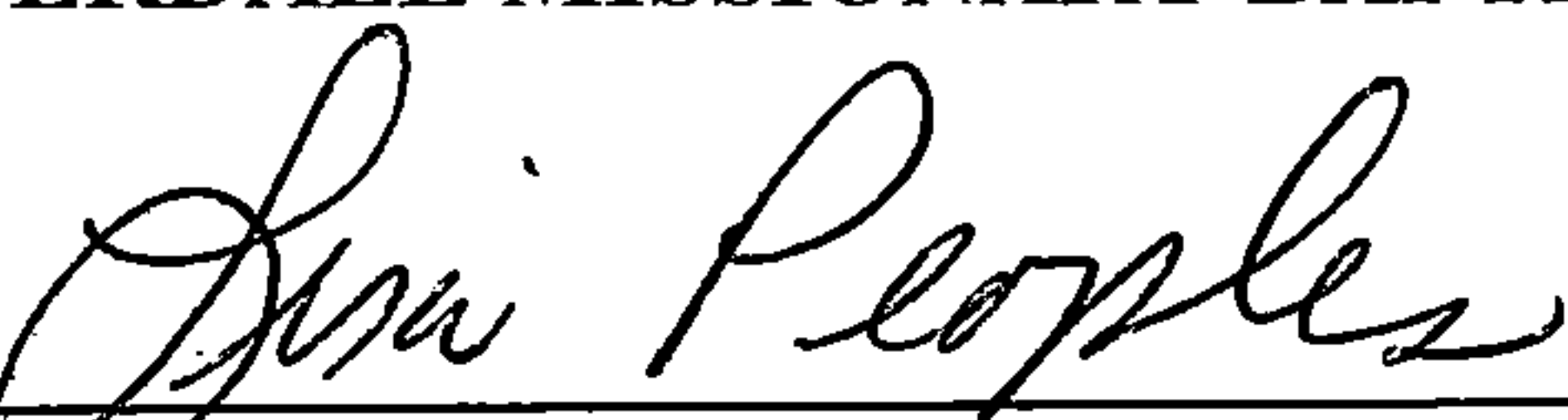
Commence at the Southwest corner of Section 16, Township 22 South, Range 3 West, Shelby County, Alabama and run thence South 87 degrees 49 minutes 36 seconds East along the South line of said Section 16 a distance of 2,253.63 feet to a point; thence run North 26 degrees 17 minutes 05 seconds East a distance of 826.81 feet to a set rebar corner and the point of beginning of the property being described; thence run South 65 degrees 23 minutes 47 seconds West a distance of 152.07 feet to a set rebar corner; thence run North 30 degrees 31 minutes 35 seconds West a distance of 97.91 feet to a set rebar corner; thence run South 65 degrees 23 minutes 47 seconds West a distance of 70.00 feet to a set rebar corner on the easterly margin of Shelby County Highway Number 15; a public roadway; thence run North 31 degrees 40 minutes 45 seconds West along said margin of said highway a distance of 25.00 feet to a found rebar corner; thence run North 55 degrees 30 minutes 14 seconds East a distance of 167.33 feet to a found rebar corner; thence run North 61 degrees 06 minutes 26 seconds West a distance of 66.08 feet to a found rebar corner; thence run South 26 degrees 15 minutes 49 seconds East a distance of 155.95 feet to the point of beginning. According to the survey of S. M. Allen, dated April 9, 2007. Situated in Shelby County, Alabama.

PARCEL II:

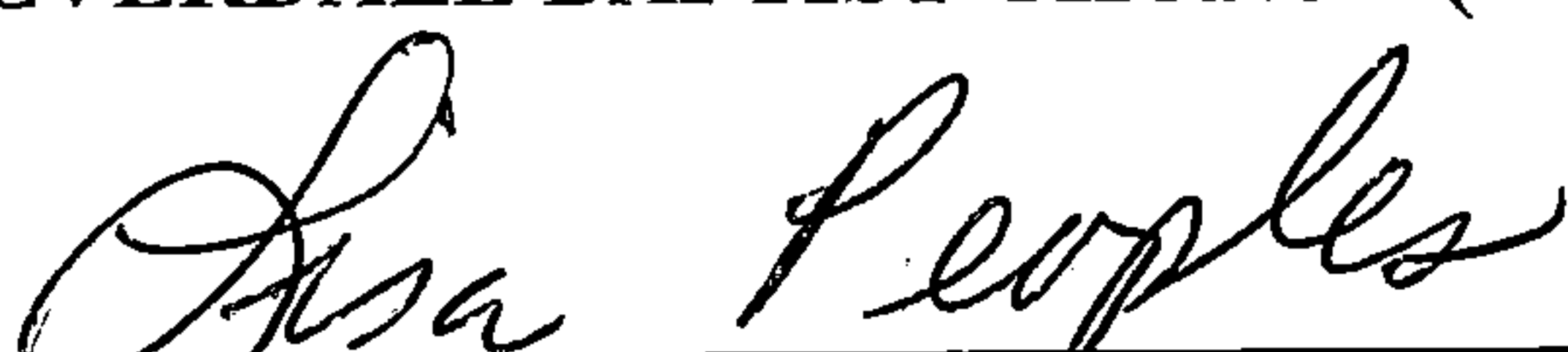
A parcel of land in the SE ¼ of the SW ¼ of Section 16, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of Section 16, Township 22 South, Range 3 west, Shelby County, Alabama and run thence easterly along the South line of said section a distance of 2,352.63 feet to a point; thence turn 118 degrees 27 minutes 29 seconds left and run northwesterly 982.76 feet to the southeast corner of the Everdale Baptist Church property; thence continue along last described course 111.71 feet to a point on the South margin of Number 1 Street; thence turn 92 degrees 40 minutes 12 seconds left and run southwestly along said margin of said street 72.50 feet to the point of beginning of the property being described; thence continue along last described course 171.27 feet to a point on the easterly margin of Shelby County Highway No. 15; thence turn 92 degrees 41 minutes 34 seconds left and run southeasterly along said margin of said highway 127.64 feet to a point; thence turn 92 degrees 44 minutes 03 seconds left and run northeasterly 168.32 feet to a point; thence turn 85 degrees 45 minutes 07 seconds left and run northwesterly 111.61 feet to the point of beginning; being situated in Shelby County, Alabama.

SIGNED FOR IDENTIFICATION PURPOSES ON THE 16th DAY OF MARCH, 2020.

EVERDALE MISSIONARY BAPTIST CHURCH (PARCEL II)


By: Lisa Peoples, Secretary

EVERDALE BAPTIST CHURCH (PARCEL I)


By: Lisa Peoples, Secretary



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