

2010006220-5

RECORDATION REQUESTED BY:
Renasant Bank
Birmingham Renasant Place Office
2001 Park Place N Suite 100
Birmingham, AL 35203

WHEN RECORDED MAIL TO:
Renasant Bank
Document Control Dept.
P O Box 4140
Tupelo, MS 38803

20200629000266760 1/3 \$1040.50
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SEND TAX NOTICES TO:
Renasant Bank
Birmingham Renasant Place Office
2001 Park Place N Suite 100
Birmingham, AL 35203

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE



#####074006082020

Notice: The original principal amount available under the Note (as defined below), which was \$232,901.25 (on which any required taxes already have been paid), now is increased by an additional \$675,000.00.

THIS MODIFICATION OF MORTGAGE dated June 8, 2020, is made and executed between JBL HOLDINGS, LLC, whose address is 419 MEADOWLARK PL, ALABASTER, AL 35007 (referred to below as "Grantor") and Renasant Bank , whose address is 2001 Park Place N Suite 100, Birmingham, AL 35203 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 7, 2019 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

MORTGAGE RECORDED 06/10/2019 AS INSTRUMENT #20190610000203470 .

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 632 11th Ave , Alabaster, AL 35007.

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

INCREASE PRINCIPAL AMOUNT TO \$675,000.00.

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.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JUNE 8, 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:

JBL HOLDINGS, LLC

By: Kenneth Lindsey (Seal)
KENNETH LINDSEY , Manager of JBL HOLDINGS,
LLC

LENDER:

RENASANT BANK

X [Signature] (Seal)
Authorized Signer

MODIFICATION OF MORTGAGE
(Continued)

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This Modification of Mortgage prepared by:

Name: RYAN RAMAGE
Address: 2001 Park Place N Suite 100
City, State, ZIP: Birmingham, AL 35203

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

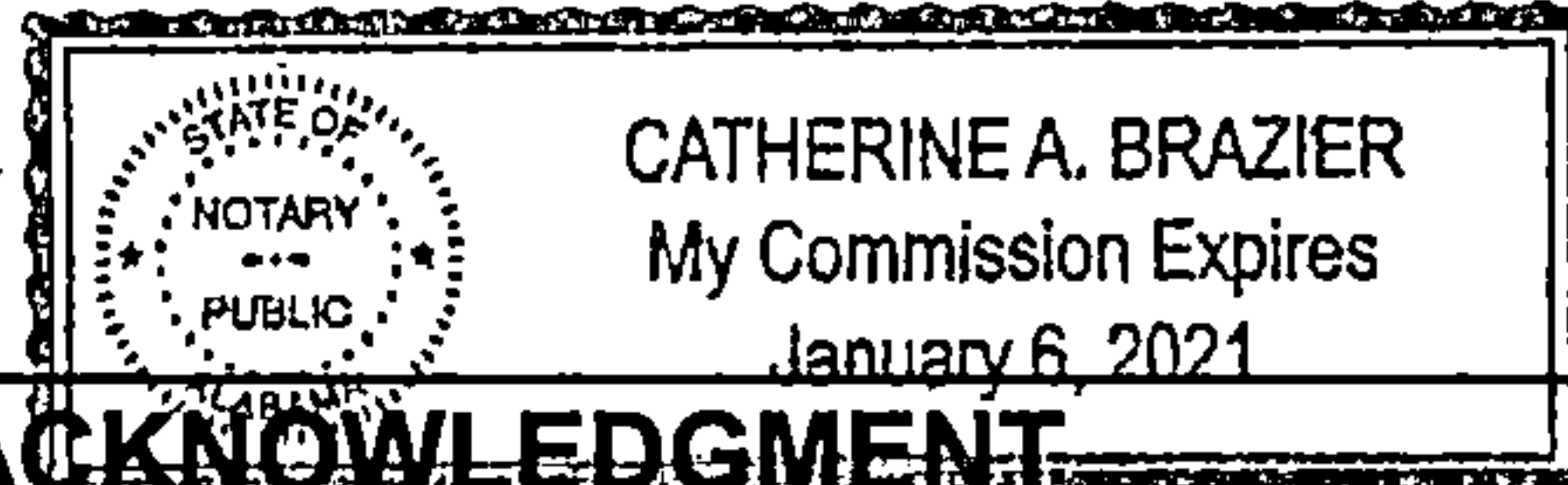
STATE OF Alabama)
) SS
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **KENNETH LINDSEY , Manager of JBL HOLDINGS, LLC**, a limited liability company, 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 manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 8th day of June, 2020.

Catherine A. Brazier
Notary Public

My commission expires 1/6/2021



LENDER ACKNOWLEDGMENT

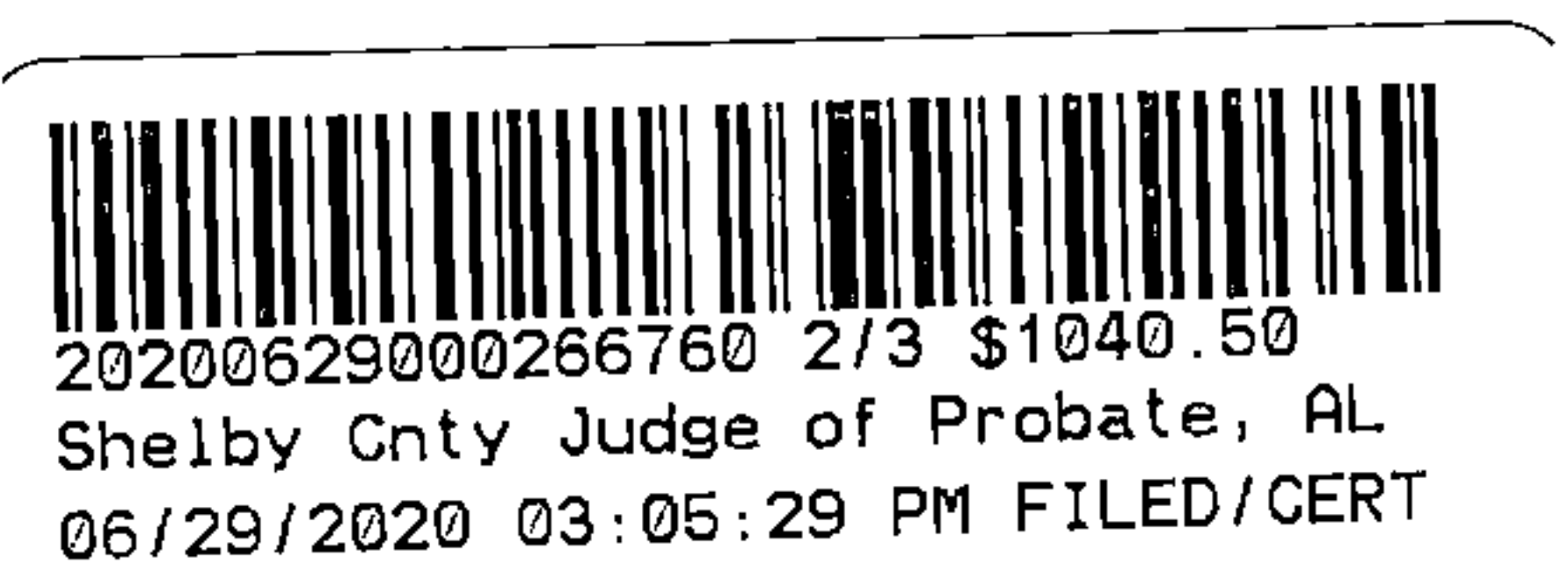
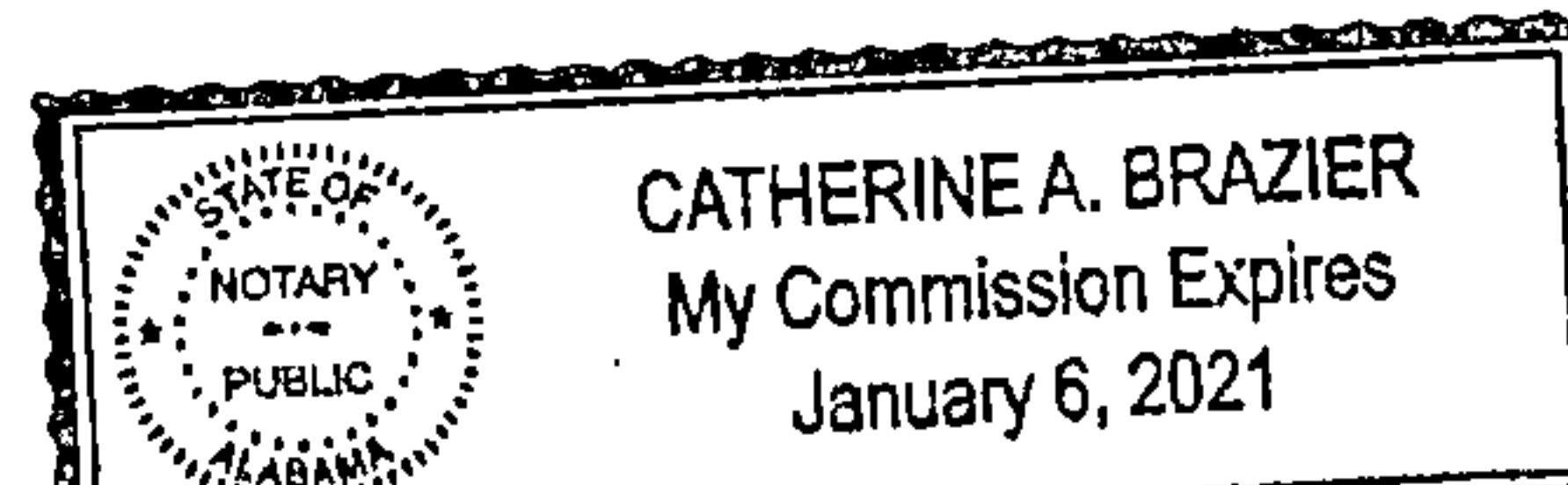
STATE OF Alabama)
) SS
COUNTY OF Jefferson)

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

Given under my hand and official seal this 8th day of June, 2020.

Catherine A. Brazier
Notary Public

My commission expires 1/6/2021



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Exhibit "A"

A parcel of land situated in the SE 1/4 of the SW 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Southeast corner of the SE 1/4 of the SW 1/4 of Section 2, Township 21 South, Range 3 West, and run West along the South line of said 1/4 - 1/4 Section for 386.59 feet; thence 98 degrees 28 minutes 40 seconds right and run Northeasterly for 362.18 feet; thence 89 degrees 07 minutes left and run Northwesterly for 150.11 feet; thence 90 degrees 11 minutes 30 seconds right and run Northeasterly along the centerline of 6th Street for 463.13 feet to its intersection with the centerline of 11th Avenue S.W.; thence 90 degrees 13 minutes left and run Northwesterly along the centerline of 11th Avenue S.W. for 288.81 feet; thence 90 degrees 00 minutes right and run Northeasterly for 30 feet to the Northerly right-of-way line of 11th Avenue S.W. and the Point of Beginning; thence 90 degrees 00 minutes left and run Northwesterly along the Northerly line of said right-of-way for 161.94 feet to the Easterly right of way line of the Louisville-Nashville Railroad and the beginning of a curve to the right having a radius of 1860.08 feet; thence 89 degrees 32 minutes 09 seconds right to tangent of said curve and run Northeasterly along the arc of said curve and along said right-of-way line for 141.64 feet; thence 30 degrees 35 minutes 04 seconds right from tangent of said curve and run Northeasterly along a right-of-way line for a public road for 38.95 feet to the beginning of a curve to the left having a radius of 248.11 feet; thence Northeasterly along the arc of said curve and along said right-of-way for 41.28 feet; thence 76 degrees 30 minutes 20 seconds right from tangent of said curve and run Southeasterly for 118.34 feet; thence 78 degrees 41 minutes 55 seconds right and run Southwesterly for 184.17 feet to the Point of Beginning.



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