

This instrument was prepared by:

**SYNOVUS BANK**  
1148 Broadway  
Columbus, GA 31901

20200828000380240  
08/28/2020 03:02:47 PM  
MORTAMEN 1/1

Return to: **Wray Bertram**  
**Synovus Atlanta Loan Operations**  
1750 Founders Parkway Suite 150  
Alpharetta, Ga 30009

**SYNOVUS BANK  
MODIFICATION AGREEMENT**

Alabama, Jefferson

THIS AGREEMENT made and entered into this date: **03/1/2019** by and between **Alice Rutland and Gary Spearman, Wife and Husband** (hereinafter designated "Grantor"), and **SYNOVUS BANK** (hereinafter designated "Grantee"),

**WITNESSETH THAT:**

By Alabama Mortgage dated **3/01/2019** and recorded in Mortgage Book **2019032600096460**, Shelby County, Alabama (briefly identified as **Lot 1796, Old Cahaba IV, 2<sup>nd</sup> Addition, Phase 5**, as recorded in **Map Book 34, Page 53 Probate Recorded of Shelby County, Alabama A/K/A 4058 Old Cahaba Pkwy, Helena, AL 35080-7096**) to secure loans and advances made to Grantor on a **\$15,000.00** line of credit (the "Credit Line"); pursuant to a certain Home Equity Line Account Agreement between Grantee and Grantor dated concurrently with said Mortgage, and to secure any extension and/or renewals thereof and any other indebtedness which Grantor might thenceforth owe to Grantee. Alabama's mortgage tax on notes secured by real estate, based upon the full amount of said Credit Line, was duly paid prior to the filing of said Mortgage.

By mutual agreement of the parties and for valuable considerations moving from each to the other, said Credit Line is and has been **INCREASED** by the sum of **\$20,000.00** so that the Credit Line secured by said Mortgage now amounts to **\$35,000.00** and said Home Equity Line Agreement and said Mortgage are hereby amended accordingly.

An additional Alabama's mortgage tax, based upon the amount of said increase, is paid hereon prior to filing this Agreement for record in said Probate Judge's office.

This Mortgage Modification Agreement supplements the Mortgage including all addendums and exhibits thereto, and all of the terms and conditions of the Mortgage apply to this Mortgage Modification Agreement; providing that to the extent there is a conflict between this Mortgage Modification Agreement and the Mortgage, the terms herein shall control. All capitalized terms used but not otherwise defined here, shall have the meanings assigned thereto in the Mortgage.

As of the date hereof, all of the provisions of this Mortgage Modification Agreement shall be deemed to be incorporated into and made a part of the Mortgage, and the Mortgage, as amended by this Mortgage Modification Agreement, shall be read, taken and construed as one and the same instrument. Except as otherwise expressly modified herein, the Mortgage shall remain in full force and effect and is hereby ratified.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and affixed his seal the day and year above first written; and **SYNOVUS BANK** has caused this Agreement to be executed on its behalf, by its proper officers, duly authorized so to do, under the corporate seal, the day and year first above written.

Grantor: *Alice Rutland*  
Alice Rutland

Grantor: *Gary L Spearman*  
Gary L Spearman

By: **SYNOVUS BANK**  
*[Signature]*  
Shawn Pharo  
Title: Senior Relationship Banker

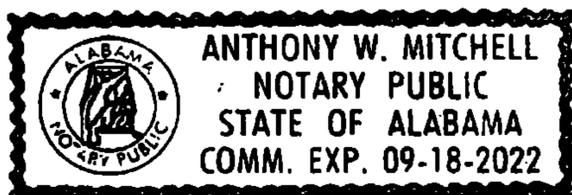
*Alicia S. Beal*



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/28/2020 03:02:47 PM  
\$52.00 CHARITY  
20200828000380240

Signed, sealed and delivered in the presence of:

Witness  
*[Signature]*  
Notary Public  
*[Signature]* Jefferson county, AL



3087269