

This document prepared by:  
Union State Bank  
Pell City, AL 35125

STATE OF ALABAMA  
SHELBY COUNTY



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Shelby Cnty Judge of Probate, AL  
12/10/2020 08:25:43 AM FILED/CERT

MORTGAGE MODIFICATION AGREEMENT

This agreement is by and between Union State Bank ("Bank") and Builder Systems LLC "Borrower").

WHEREAS, Borrower is indebted to Bank as evidenced by a Note dated May 28, 2020 ("Note"), and secured by a Mortgage on Real Property situated in, Shelby County, Alabama such Mortgage dated May 28, 2020 and being recorded on June 08, 2020 in Instrument number 20200608000230960 pages 1-8 in the Office of the Judge of Probate, Shelby County, Alabama ("Mortgage"); and

WHEREAS, Borrower and Bank desire to modify the terms of said Mortgage as set forth herein.

NOW, THEREFORE, for and in consideration of the premises, Borrower and Bank agree that the Mortgage is modified as follows:

Mortgage dated May 28, 2020 is hereby modified to increase the Maximum Obligation under the Note and Mortgage from \$297,500.00 to \$325,800.00

The Mortgage Modification does not change the maturity date, or any other terms of the original mortgage.

Except as modified herein, all of the terms and conditions of the Mortgage shall remain in full force and effect. IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed effective this 1st day of December, 2020.

BORROWER(S): Builder Systems LLC

BY: 

Charles M Kitchen- Manager/Member

Lender: Union State Bank

BY: 

Thomas E Thornton Vice President

STATE OF ALABAMA  
Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Charles M Kitchen, Whose name(s) as Manager/Member of Builder Systems LLC are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of this conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of December 2020.

My commission expires: July 7, 2021

Notary Public: 

MY COMMISSION EXPIRES JULY 7, 2021

STATE OF ALABAMA  
Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas E Thornton is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of this conveyance, he as VICE PRESIDENT, and with full authority, executed the same voluntarily for and as the act of said corporatist.

Given under my hand and official seal this 1st day of December 2020.

My commission expires: July 7, 2021

Notary Public: 

MY COMMISSION EXPIRES JULY 7, 2021

