

20210107000012260
01/07/2021 01:28:56 PM
MODMORT 1/4

RECORDATION REQUESTED BY:

Bryant Bank
Columbiana
21290 Hwy 25
Columbiana, AL 35051

WHEN RECORDED MAIL TO:

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

SEND TAX NOTICES TO:

Terry Cranmer
Tracie Cranmer
2613 Highway 55
Wilsonville, AL 35186

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE



#####%0740%01062021%#####

THIS MODIFICATION OF MORTGAGE dated January 6, 2021, is made and executed between Terry Cranmer and Tracie Cranmer; husband and wife (referred to below as "Grantor") and Bryant Bank, whose address is 21290 Hwy 25, Columbiana, AL 35051 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated December 18, 2015 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded 1/19/16 as Instrument# 20160119000019600 in the Probate Office 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 or other description document which is attached to this Mortgage and made a part of this Mortgage as if fully set forth herein.

Terry Lynn Cranmer and Terry Cranmer is one and the same person

The Real Property or its address is commonly known as 24675 Highway 25, Columbiana, AL 35051.

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 endorers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, 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)

Page 2

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JANUARY 6, 2021.

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:

 (Seal)
Terry Cranmer

X  (Seal)
Tracie Cranmer

LENDER:

BRYANT BANK

X  (Seal)
Melinda S. Tolleson, Vice President

This Modification of Mortgage prepared by:

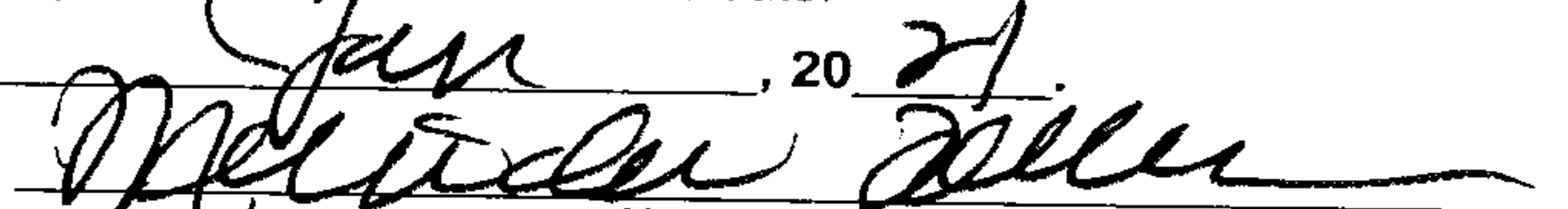
Name: Donna Atchison
Address: 21290 Hwy 25
City, State, ZIP: Columbiana, AL 35051

INDIVIDUAL ACKNOWLEDGMENT

STATE OF AL)
COUNTY OF Shuford) SS
)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **Terry Cranmer and Tracie Cranmer, husband and wife**, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said Modification, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of Jan, 20 21.


Notary Public

My commission expires April 11, 2021

MODIFICATION OF MORTGAGE
(Continued)

Page 3

LENDER ACKNOWLEDGMENT

STATE OF Alabama

)

) SS

COUNTY OF Shelby

)

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

Given under my hand and official seal this 6th day of January, 20 21.

My commission expires May 19, 2024

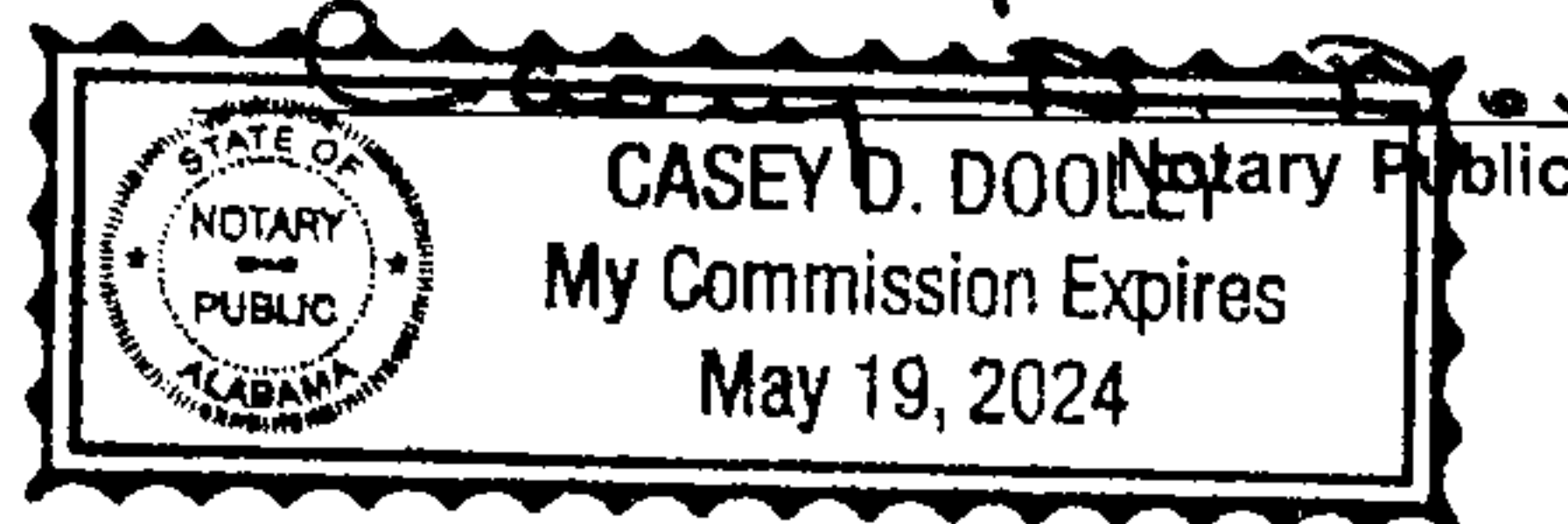


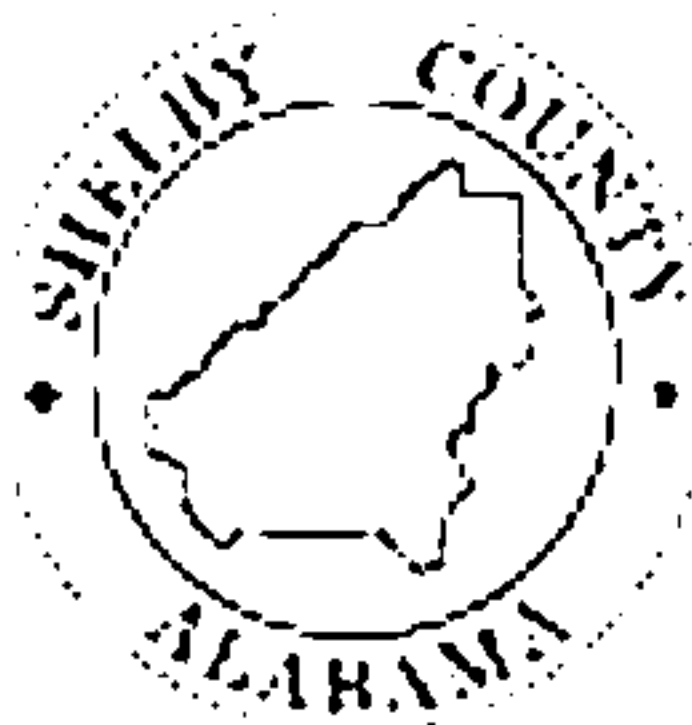
EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

The real property described in deed recorded in Deed Book 298, Page 235, in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the NE 1/4 of the SW 1/4 of Section 7, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 38 degrees 57 minutes 27 seconds East a distance of 1356.70 feet to the point of beginning; thence South 88 degrees 58 minutes 30 seconds East a distance of 210.00 feet to the Westerly right of way of Alabama Highway 25 and a point on a curve to the left having a central angle of 07 degrees 56 minutes 43 seconds and a radius of 2878.33 feet, said curve subtended by a chord bearing South 16 degrees 52 minutes 21 seconds West and a chord distance of 398.82 feet; thence along the arc of said curve and along said right of way a distance of 399.14 feet; thence North 88 degrees 59 minutes 40 seconds West and leaving said right of way a distance of 214.00 feet; thence North 17 degrees 25 minutes 15 East a distance of 400.00 feet to the point of beginning. According to survey and plat dated May 21, 2002, by Rodney Y. Shifflett, Ala. Reg. No. 21784.

PARCEL II:

The real property described in deed recorded as Instrument #20020811000278150, in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the NE 1/4 of the SW 1/4 of Section 7, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 47 degrees 26 minutes 23 seconds East a distance of 995.52 feet to the point of beginning; thence North 17 degrees 25 minutes 15 seconds East a distance of 408.83 feet; thence North 88 degrees 58 minutes 56 seconds West a distance of 128.79 feet; thence South 0 degrees 55 minutes 22 seconds East a distance of 393.07 feet to the point of beginning; According to survey and plat dated May 21, 2002, by Rodney Y. Shifflett, Ala. Reg. No. 21784.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/07/2021 01:28:56 PM
\$31.00 JESSICA
20210107000012260

Alvin S. Beryl