

20210504000222840
05/04/2021 03:41:59 PM
MORTAMEN 1/3

RECORDATION REQUESTED BY:

Bryant Bank
Tuscaloosa Main
1550 McFarland Blvd N.
Tuscaloosa, AL 35406

WHEN RECORDED MAIL TO:

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

SEND TAX NOTICES TO:

Bryan G McDonald
Jill McDonald
1124 Forest Oaks Lane
Tuscaloosa, AL 35406

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE



#####%0740%04292021%#####

Notice: The original principal amount available under the Note (as defined below), which was \$167,000.00 (on which any required taxes already have been paid), now is increased by an additional \$26,400.00.

THIS MODIFICATION OF MORTGAGE dated April 29, 2021, is made and executed between Bryan G McDonald and Jill McDonald, husband and wife (referred to below as "Grantor") and Bryant Bank, whose address is 1550 McFarland Blvd N., Tuscaloosa, AL 35406 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated February 16, 2021 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Mortgage recorded on 02/22/21 by Instrument No. 20210222000088750 in the Judge of Probate Office in Shelby County, Alabama.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in Shelby County, State of Alabama:

Lot 13, according to the Survey of Brookstone, as recorded in Map Book 4, Page 53, in the Probate Office of Shelby County, Alabama.

Bryan G. McDonald is one in the same person as Bryan McDonald

The Real Property or its address is commonly known as 681 Valley View Road, Indian Springs, AL 35124.

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

The purpose of this modification is to increase the mortgage amount to \$193,400.00.

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 endorers 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.

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 APRIL 29, 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:

X Bryan G. McDonald (Seal)
Bryan G McDonald

X Jill McDonald (Seal)
Jill McDonald

LENDER:

BRYANT BANK

X Candice W. Burge (Seal)
Candice Burge, Senior Vice President

This Modification of Mortgage prepared by:

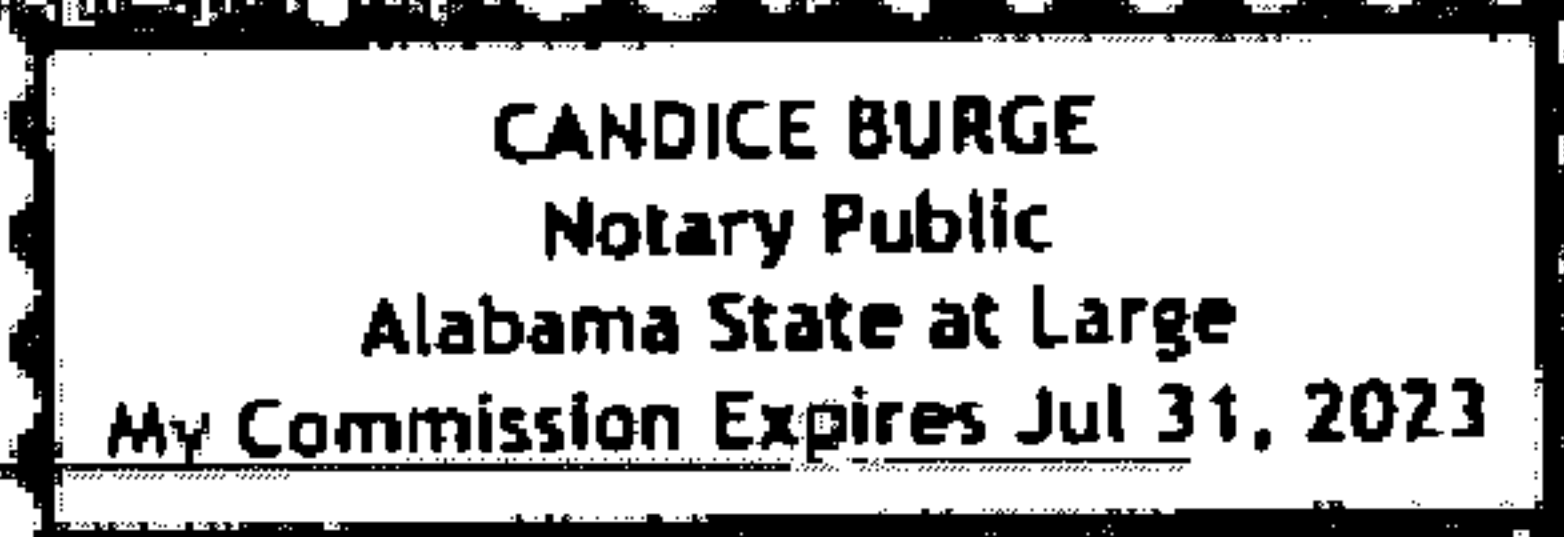
Name: Carla Gray
Address: 1550 McFarland Blvd N.
City, State, ZIP: Tuscaloosa, AL 35406

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF Tuscaloosa)

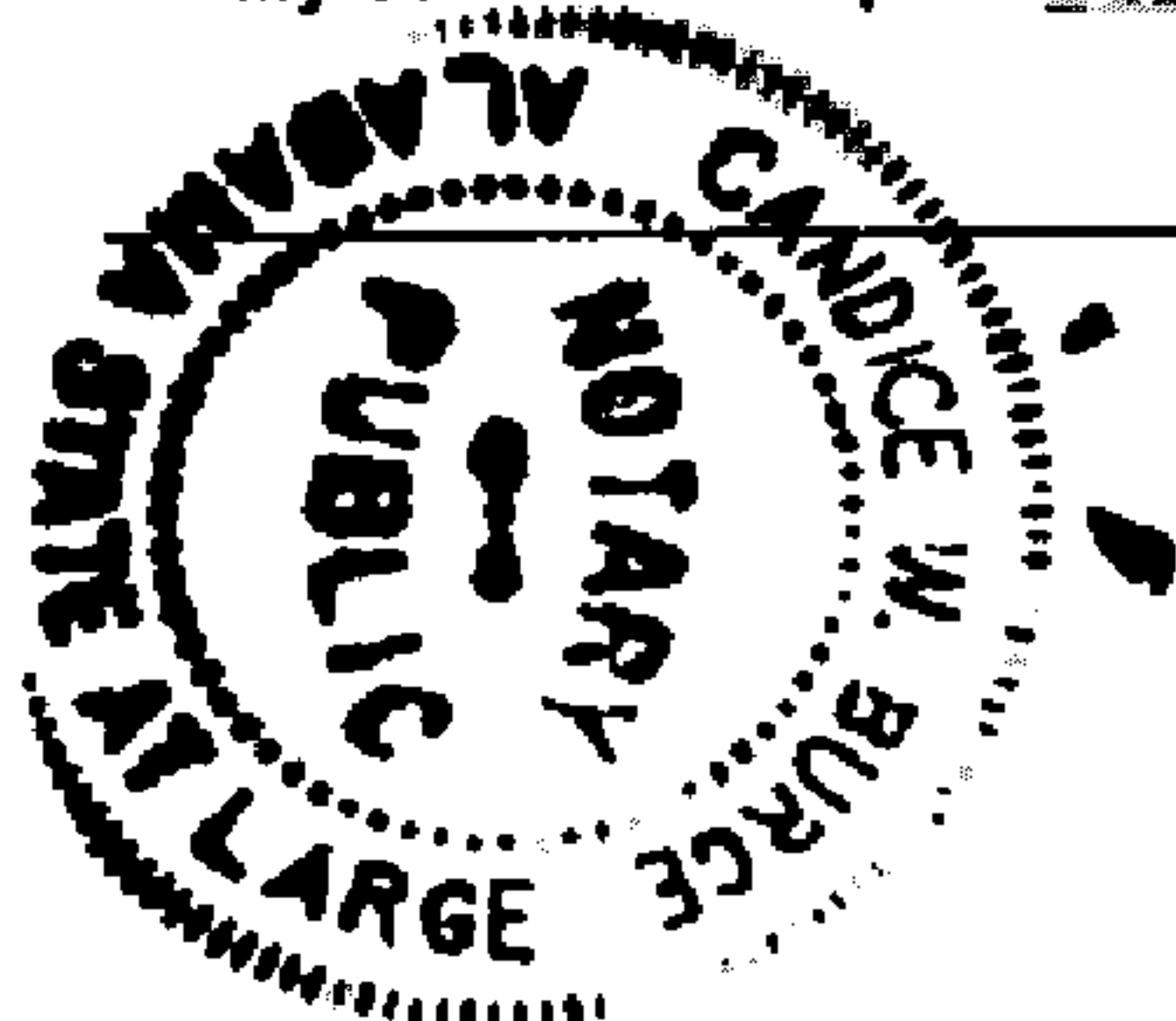
I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Bryan G McDonald and Jill McDonald, husband and wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents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

Given under my hand and official seal this 29th day of April, 20 21.



Candice W. Burge
Notary Public

My commission expires



**MODIFICATION OF MORTGAGE
(Continued)**

Page 3

LENDER ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF Tuscaloosa)

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

Given under my hand and official seal this 29th day of April, 20 21.

[Signature]
Notary Public

My commission expires 5-10-2021.

Originator Names and Nationwide Mortgage Licensing System and Registry IDs:

Organization: Bryant Bank

NMLSR ID: 582857

Individual: Candice Burge

NMLSR ID: 775574

LaserPro, Ver. 20.4.0.038 Copr. Finastra USA Corporation 1997, 2021 All Rights Reserved. - AL C:\APPS\CFILPL\IG201.FC TR-37156 PR-314



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/04/2021 03:41:59 PM
\$68.60 JOANN
20210504000222840

Allen S. Bayl