

20210513000238210 1/4 \$53.50
Shelby Cnty Judge of Probate, AL
05/13/2021 01:56:54 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Central State Bank
11025 Highway 25
Calera, AL 35040-0000

AFTER RECORDING RETURN TO:

Central State Bank
PO Box 180
Calera, AL 35040-0000

Increased by \$15,000.00

(Space Above This Line For Recording Data)

NMLS COMPANY IDENTIFIER: 476528

NMLS ORIGINATOR IDENTIFIER: 486780

MODIFICATION AGREEMENT - MORTGAGE

THIS MODIFICATION AGREEMENT ("Agreement") is made this 20th day of April, 2021, between MARY KUBAS a/k/a MARY DANETTE KUBAS, an unmarried woman, whose address is 281 FLEMMING RD, VINCENT, Alabama 35178 ("Mortgagor"), and Central State Bank whose address is P.O. BOX 180, Calera, Alabama 35040 ("Lender").

Central State Bank and Mortgagor entered into a Mortgage dated July 3, 2020 and recorded at Instrument No 20200721000304360 and Modification Recorded at Instrument No 20210305000111690, records of County of Shelby, State of Alabama ("Mortgage"). The Mortgage covers the following described real property:

Address: 281 FLEMING ROAD, VINCENT, Alabama 35178

Legal Description: See Legal Description

It is the express intent of the Mortgagor and Lender to modify the terms and provisions set forth in the Mortgage. Mortgagor and Lender hereby agree to modify the Mortgage as follows:

- INCREASING MORTGAGE FROM ONE HUNDRED THIRTY ONE THOUSAND FIVE HUNDRED SEVENTY FIVE DOLLARS AND NO/100 (\$131,575.00) TO ONE HUNDRED FORTY SIX THOUSAND FIVE HUNDRED SEVENTY FIVE DOLLARS AND NO/100 (\$146,575.00).

Mortgagor and Lender agree that the Mortgage including such changes, modifications, and amendments as set forth herein, shall remain in full force and effect with respect to each and every term and condition thereof and nothing herein contained shall in any manner affect the lien of the Mortgage on the Property. Nothing contained herein shall in any way impair the Mortgage or the security now held for the indebtedness thereunder, or alter, waive, annul, vary, or affect any provision, term, condition, or covenant therein, except as herein provided, nor affect or impair any rights, powers, privileges, duties, or remedies under the Mortgage it being the intent of Mortgagor and Lender that the terms and provisions thereof shall continue in full force and effect, except as specifically modified herein. Nothing in this Agreement shall constitute a satisfaction of the promissory note or notes, or other credit agreement or agreements secured by the Mortgage.

Lender's consent to this Agreement does not waive Lender's right to require strict performance of the Mortgage modified above, nor obligate Lender to make any future modifications. Any guarantor or cosigner shall not be released by virtue of this Agreement.

If any Mortgagor who signed the original Mortgage does not sign this Agreement, then all Mortgagors signing below acknowledge that this Agreement is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Agreement 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.



OSI

This Agreement shall be binding upon the heirs, successors, and assigns with respect to parties hereto. Whenever used, the singular shall include the plural, the plural, the singular, and the use of any gender shall be applicable to all genders.

ORAL AGREEMENTS DISCLAIMER. This Agreement represents the final agreement between the parties and may not be contradicted by evidence of prior, contemporaneous or subsequent oral agreements of the parties. There are no unwritten oral agreements between the parties.

By signing below, Mortgagor and Lender acknowledge that they have read all the provisions contained in this Agreement, and that they accept and agree to its terms.

Mary Danette Kubas 4-20-21
MARY DANETTE KUBAS, by Date
MARY KUBAS

INDIVIDUAL ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

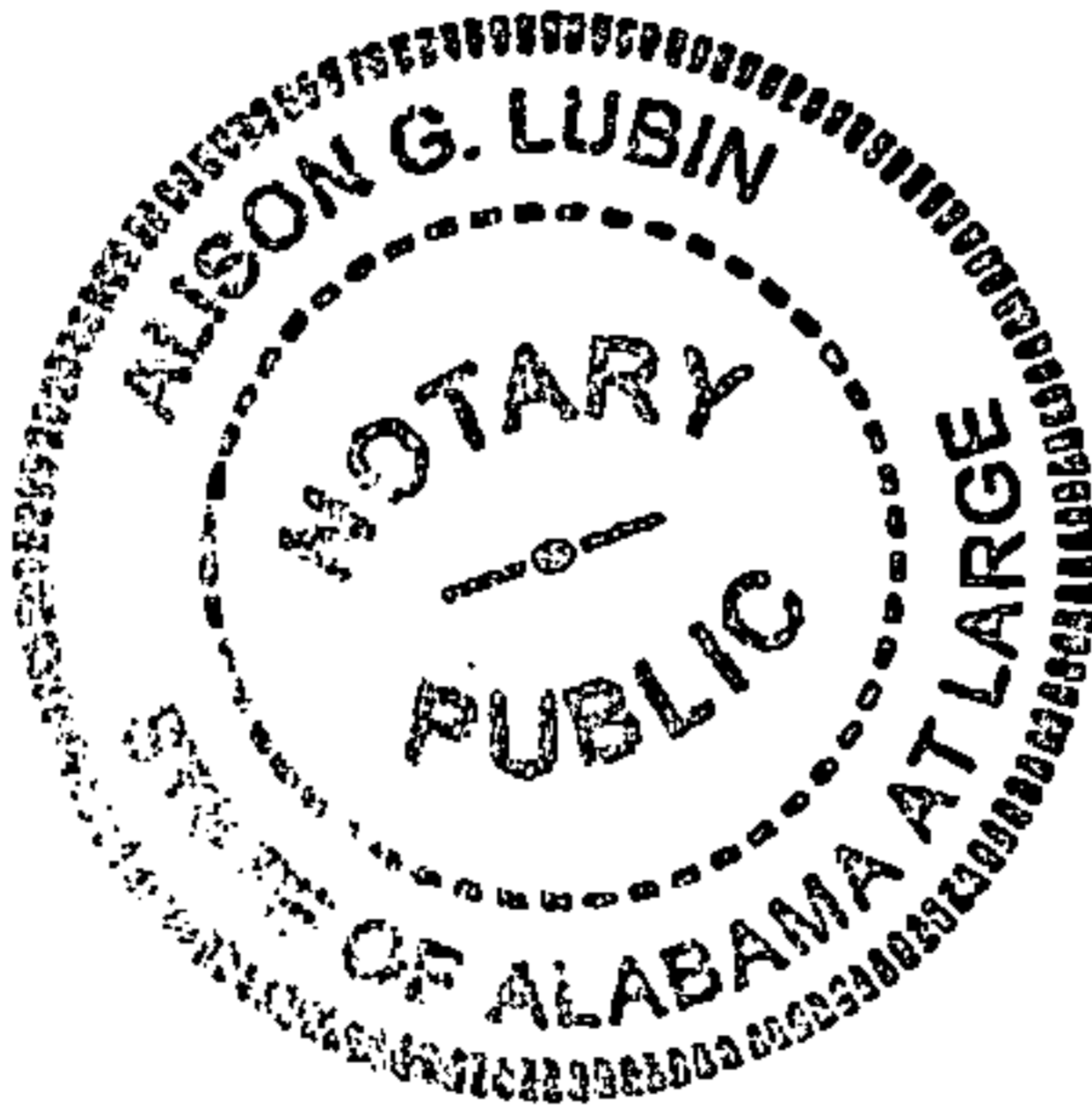
I, the undersigned authority, a Notary Public, do hereby certify that MARY KUBAS a/k/a MARY DANETTE KUBAS, an unmarried woman, whose name is signed to the foregoing and who is known to me, acknowledged before me on this day that, being informed of the contents of the Security Instrument, he/she executed the same, voluntarily, on the day the same bears date. Given under my hand this 20th day of April, 2021.

My commission expires:

My Commission Expires August 18, 2021

Alison G. Lubin
the undersigned authority
Notary Public
Identification Number

(Official Seal)



LENDER: Central State Bank

Bryan Morrow 5-7-21
By: Bryan Morrow Date
Its: Loan Officer



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BUSINESS ACKNOWLEDGMENT

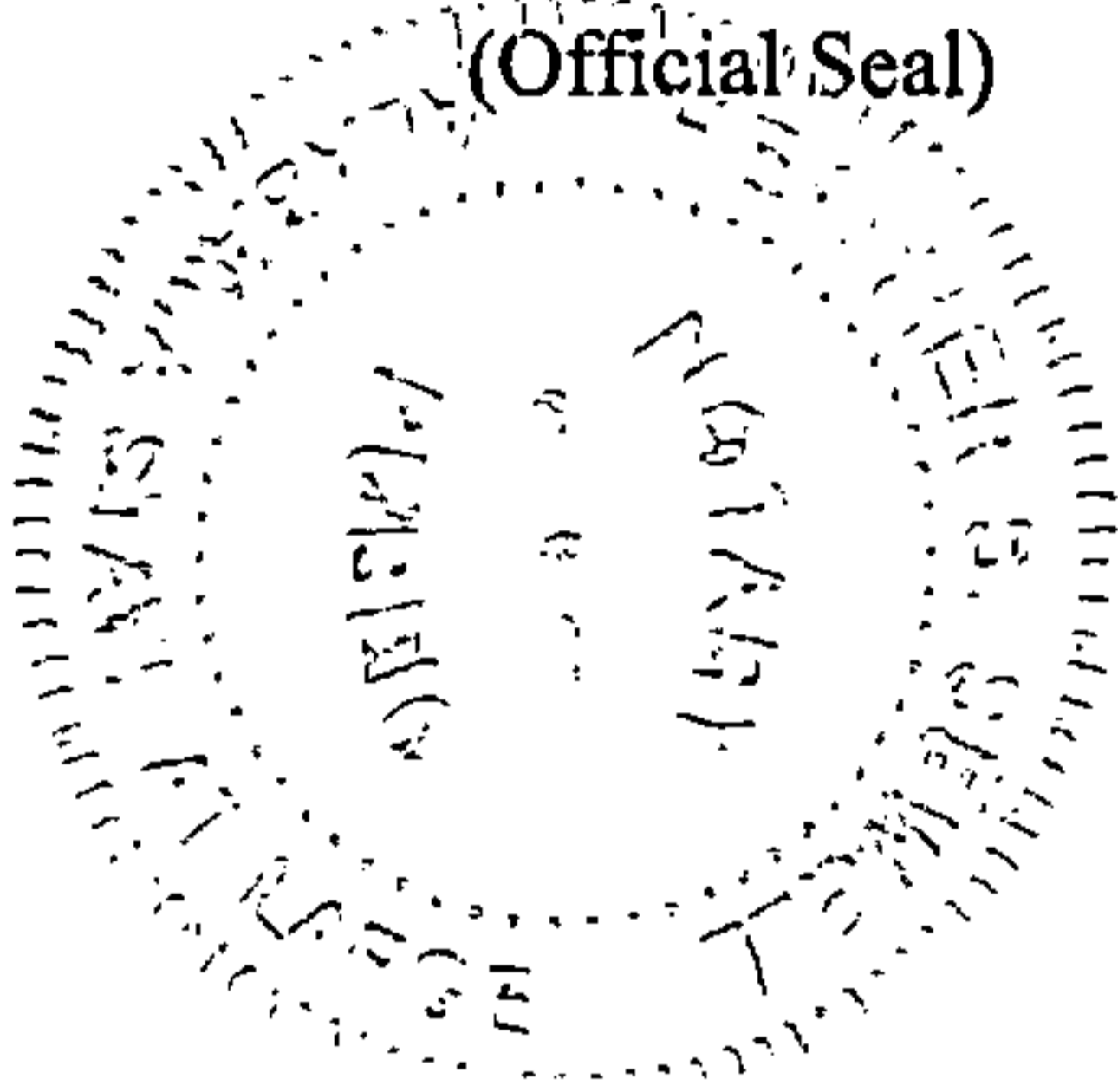
STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned authority, Notary Public in and for said County and in said State, hereby certify that Bryan Morrow, Loan Officer of Central State Bank, a(n) Alabama Federal Reserve Member Bank, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, in his or her official capacity and with full authority, executed the same voluntarily for and as the act of said Federal Reserve Member Bank.

Given under my hand this the 20th day of April, 2021.

My commission expires:
My Commission Expires May 8, 2023

Hector S. Swain
the undersigned authority
Notary Public





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EXHIBIT "A"

Legal Description:

The Southeast quarter of the Southwest quarter of Section 36, Township 18, Range 2 East, situated in Shelby County, Alabama.

Less and except that portion conveyed in deed recorded 04/29/05 in Inst. 20050429000205310.

Also, less and except that portion in deed recorded on 07/25/03 in inst. 20030725000476690.

Lastly, less and except that portion in deed recorded on 05/22/03 in Inst. 20030522000318490.

Note: Parcel ID # 05-7-36-0-001-010.000