

RECORDATION REQUESTED BY:

Bryant Bank
Trussville
137 Main Street
Trussville, AL 35173

WHEN RECORDED MAIL TO:

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

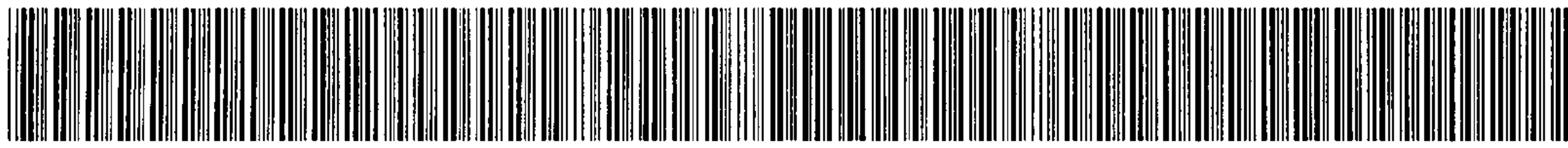
SEND TAX NOTICES TO:

Hunter Property LLC
7178 Roper Road
Trussville, AL 35173-0000

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 \$500,000.00 (on which any required taxes already have been paid), now is increased by an additional \$500,000.00.

THIS MODIFICATION OF MORTGAGE dated April 29, 2021, is made and executed between Hunter Property LLC (referred to below as "Grantor") and Bryant Bank, whose address is 137 Main Street, Trussville, AL 35173 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated April 1, 2020 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Mortgage dated 4/1/20 and recorded on 4/1/20 by Instrument Number 20200401000128470 in the Office of the Judge of Probate 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, which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 3010 Pelham Pkwy, Pelham, AL 35124.

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

Mortgage to be increased from \$500,000.00 to \$1,000,000.00.

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 endorsers 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)

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:

HUNTER PROPERTY LLC

By: Mary Jane Butler (Seal)
Mary Jane Butler, Manager of Hunter Property LLC

LENDER:

BRYANT BANK

X Melissa S Jones (Seal)
Melissa S Jones, Vice President

This Modification of Mortgage prepared by:

Name: Mary Hudson
Address: 137 Main Street
City, State, ZIP: Trussville, AL 35173

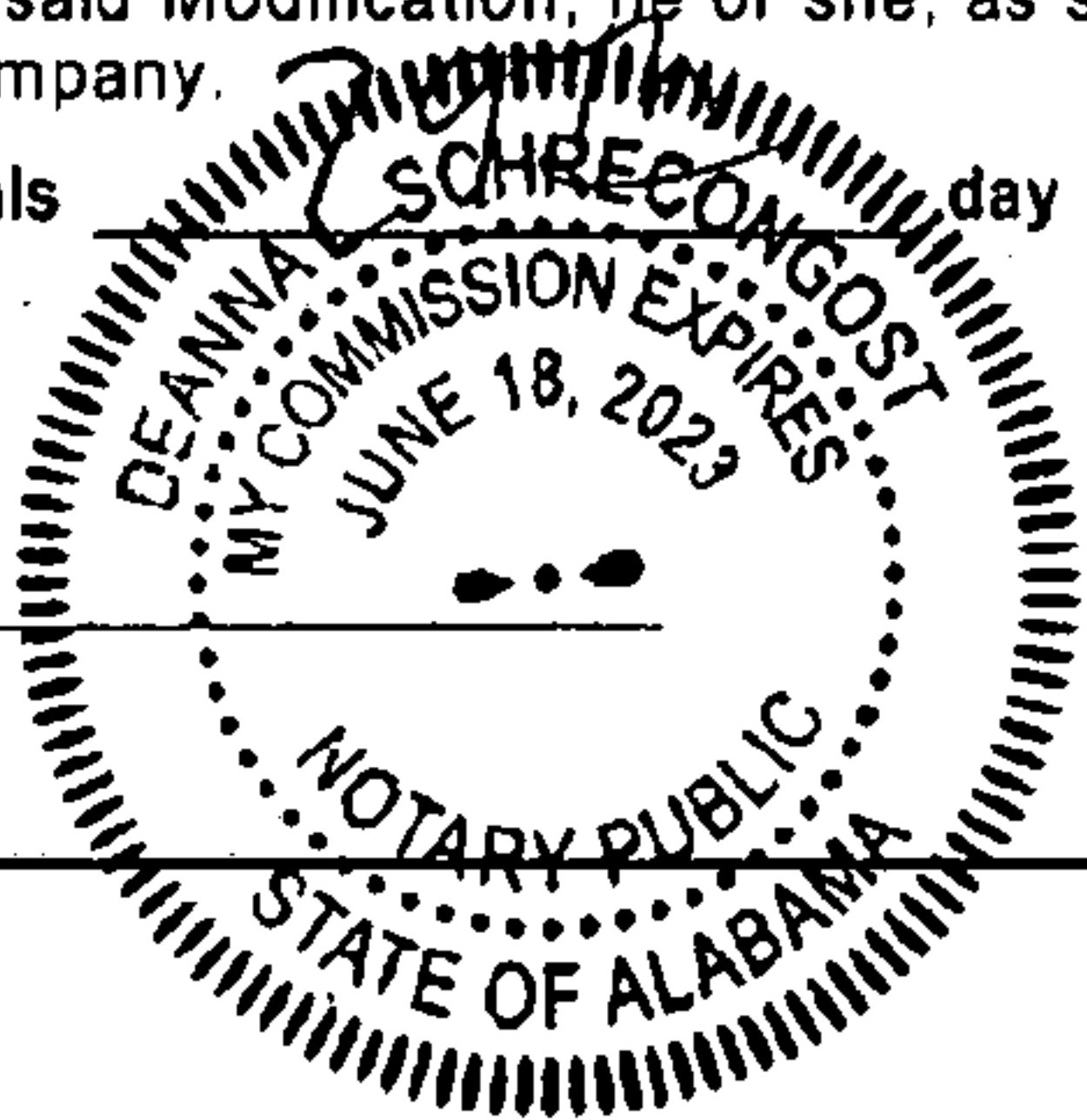
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Mary Jane Butler, Manager of Hunter Property LLC, a limited liability company, 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 said Modification, he or she, as such manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 29th day of April, 2021.
Deanna Schrecongost
Notary Public

My commission expires _____

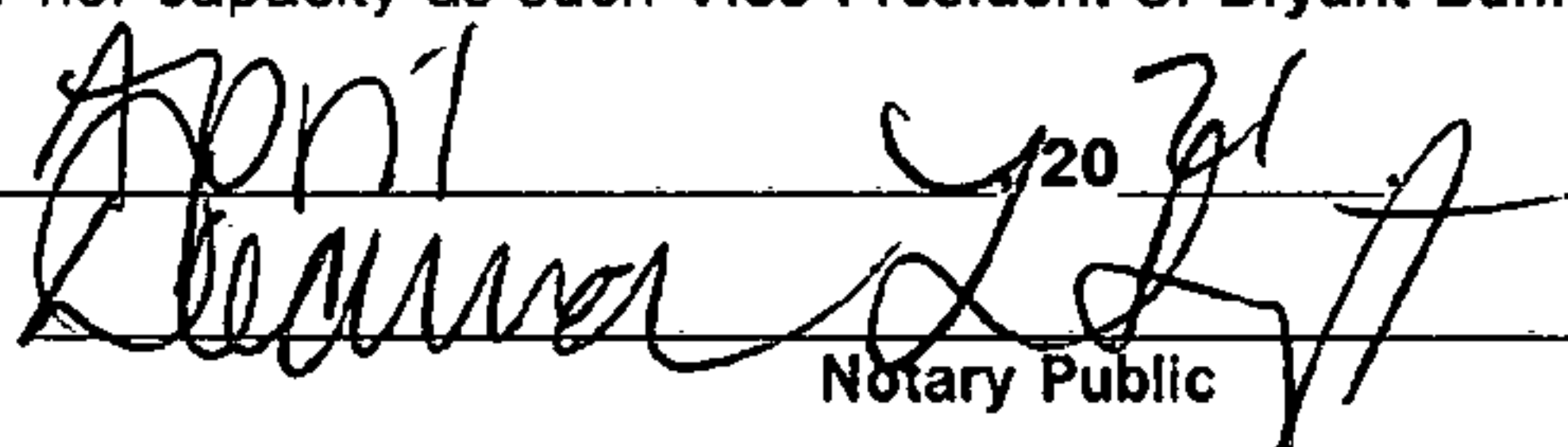


MODIFICATION OF MORTGAGE
(Continued)

LENDER ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **Melissa S Jones** 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 29th day of April 2021

Notary Public

My commission expires _____

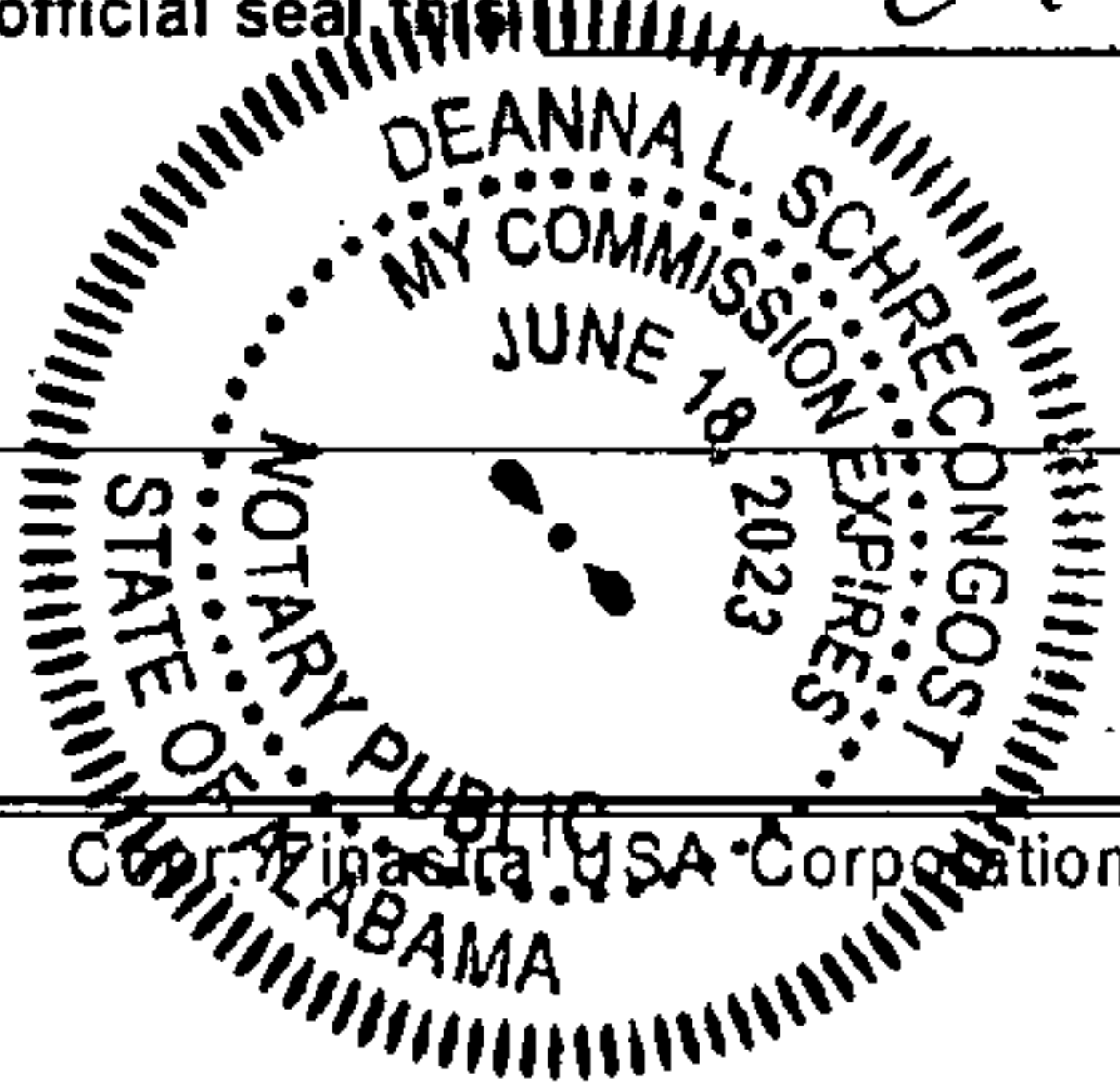


Exhibit "A"

Part of Lot D in the survey of Walker Lands map of which is recorded in Deed Book 104, Page 94, in the Probate Office of Shelby County, Alabama, and being more particularly described as follows:

From the Southwest corner of the Northwest 1/4 of Section 13, Township 20 South, Range 3 West, run thence East along the South line of said 1/4 section a distance of 126.08 feet to the point of beginning of the property hereby conveyed; from the point of beginning thus obtained, turn thence left with an angle of 81 degrees 53 minutes 40 seconds and run Northerly a distance of 275.0 feet; thence turn right an angle of 82 degrees 24 minutes and run a distance of 225.0 feet to the West line of the present U.S. Highway #31; thence right and along the West line of said highway a distance of 275 feet to the South line of said Northwest 1/4; thence westerly 225.0 feet to the point of beginning. Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/28/2021 11:32:37 AM
\$32.00 CHERRY
20210628000311900

Allen S. Bezel