

# Sycamore

Federal Credit Union

P.O. Box 423 Sycamore, AL 35149

20210701000320680

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MODMORT 1/2

## MODIFICATION OF MORTGAGE

The date of this Real Estate Modification is June 26, 2020. The parties and their addresses are:

**MORTGAGOR:** Oswald A. Quintana, an unmarried man  
1996 1<sup>st</sup> Avenue West  
Maylene, Alabama 35007

**LENDER:** Sycamore Federal Credit Union  
P.O. Box 423  
Sycamore, Alabama 35149

THIS AGREEMENT made this the 26th day of June, 2020, by and between **OSWALD A. QUINTANA, an unmarried man** (hereinafter referred to as the Mortgagor and **Sycamore Federal Credit Union** (the Lender); (hereinafter referred to as the Lender):

### WITNESSETH:

Mortgagor and Lender entered into a Security Instrument dated May 1, 2020, and recorded on May 11, 2020, in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20200511000184970. The property is located in Shelby County, Alabama, at 1996 1<sup>st</sup> Avenue West, Maylene, Alabama, 35007, and is more particularly described as follows, to-wit:

Lot 2, according to the map of Eagle's Place, as recorded in Map Book 50, at Page 99, in the Office of the Judge of Probate of Shelby County, Alabama.

### MODIFICATION.

For value received, Mortgagor and Lender agree to modify the original Security Instrument. Mortgagor and Lender agree that this Modification continues the effectiveness of the original Security Instrument. The Security Instrument was given to secure the original debts and obligations (whether identified as Secured Debts, Sums Secured, or otherwise) that now have been modified. Together with this Modification, the Security Instrument now secures the following debts and all extensions, renewals, refinancings, modifications and replacements.

The amount of the mortgage is increased in the sum of One Hundred Thousand and 00/100 Dollars (\$100,000.00).

**MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by the Security Instrument at any one time will not exceed \$350,000.00, which is the total principal amount secured. This limitation of amount does not include interest and other fees and charges validly made pursuant to the Security Instrument. Also, this limitation does not apply to advances made under the terms of the Security Instrument to protect Lender's security and to perform any of the covenants contained in the Security Instrument.

**WARRANTY OF TITLE.** Mortgagors warrant that Mortgagors are or will be lawfully seized of the estate conveyed by the Security Instrument and has the right to grant, bargain, convey, sell and mortgage the property. Mortgagors also warrant that such same property is unencumbered, except for encumbrances of record.

**CONTINUATION OF TERMS.** Except as specifically amended in this Modification, all terms of the Security Instrument remain in effect.

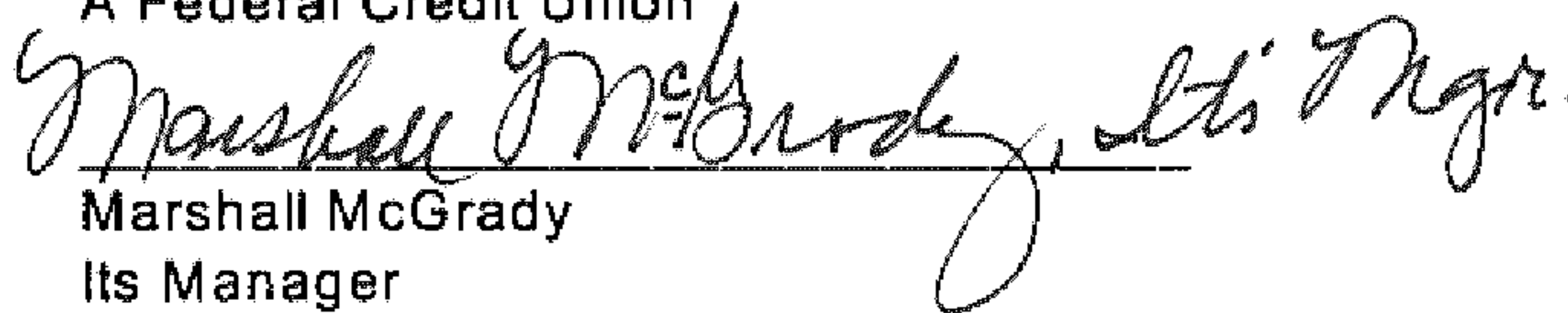
**SIGNATURES.** By signing below, Mortgagors agree to the terms and covenants contained in this Modification. Mortgagors also acknowledge receipt of a copy of the Modification.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed as of the day and year first above written.

MORTGAGORS:

X   
OSWALD A. QUINTANA (Seal)  
Borrower

Lender: SYCAMORE FEDERAL CREDIT UNION  
A Federal Credit Union

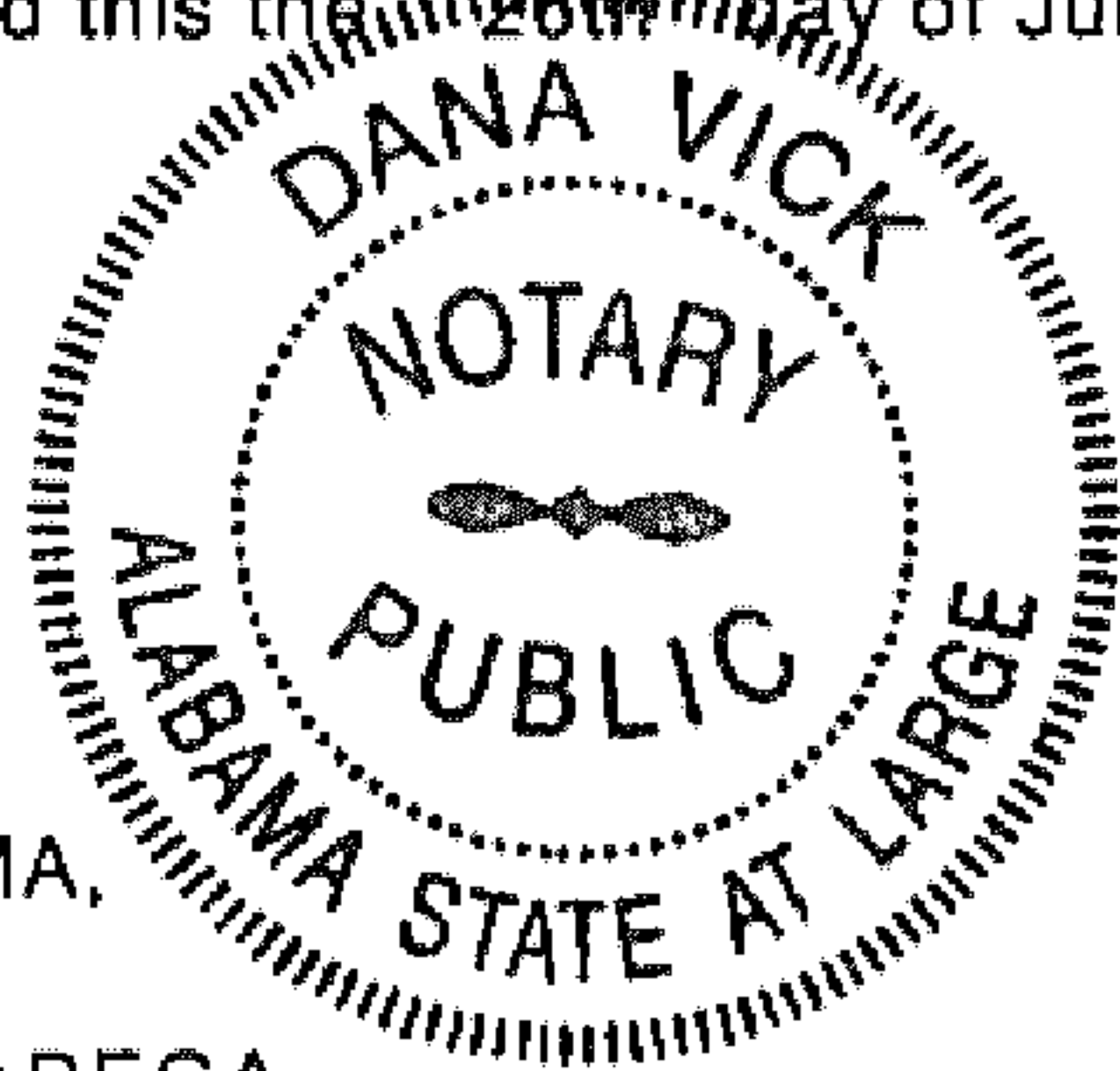
By:   
Marshall McGrady  
Its Manager

STATE OF ALABAMA,

COUNTY OF TALLADEGA.

I, the undersigned authority, a Notary Public, for said County and State hereby certify that OSWALD A. QUINTANA, an unmarried man, whose name is acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this the ~~28th~~ 26<sup>th</sup> day of June, 2020.



  
Notary Public

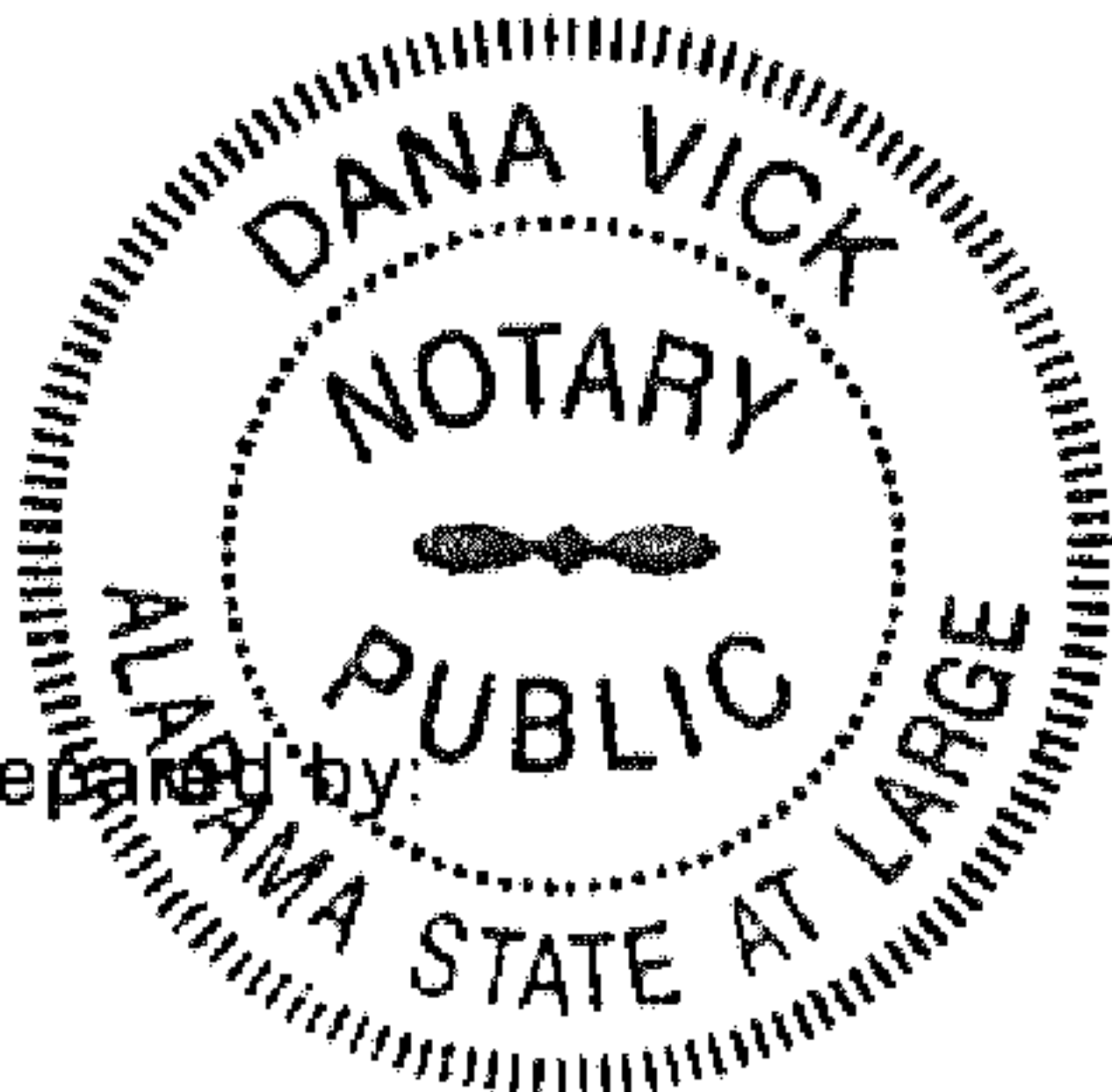
My Commission Expires: 12/13/22

STATE OF ALABAMA,

COUNTY OF TALLADEGA.

I, the undersigned authority, a Notary Public, for said County and State hereby certify that Marshall McGrady whose name as Manager of Sycamore Federal Credit Union, a federal credit union, is acknowledged before me on this day that, being informed of the contents of this conveyance, he, as such Manager and with full authority, executed the same voluntarily on the day the same bears date, for and as the act of said credit union.

Given under my hand this the 26<sup>th</sup> day of June, 2020.



  
Notary Public

My Commission Expires: 12/13/20

This instrument prepared by:

J. VAN WILKINS  
Attorney at Law  
103 East Second Street  
Sylacauga, Alabama 35150  
(256) 245-4200



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/01/2021 03:12:14 PM  
\$25.00 BRITTANI  
20210701000320680

