

RECORDATION REQUESTED BY:

CenterState Bank N.A.
Birmingham Main Office
600 Luckie Drive
Birmingham, AL 35223

20210727000361510

07/27/2021 09:13:57 AM

MORTAMEN 1/3

WHEN RECORDED MAIL TO:

CenterState Bank N.A.
Attn: Doc Prep
P.O. Box 9602
Winter Haven, FL 33883

SEND TAX NOTICES TO:

CenterState Bank N.A.
Birmingham Main Office
600 Luckie Drive
Birmingham, AL 35223

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

5538207-04

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated May 19, 2021, is made and executed between DONNA BROOKS AND JEFFREY D BROOKS, WIFE AND HUSBAND, PRIMARY RESIDENCE, whose address is 113 SAINTFIELD LANE, BIRMINGHAM, ALABAMA 35242-7081 (referred to below as "Grantor") and CenterState Bank N.A., whose address is 600 Luckie Drive, Birmingham, AL 35223 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated February 23, 2021 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

MORTGAGE EXECUTED BY DONNA BROOKS AND JEFFREY D BROOKS, WIFE AND HUSBAND, IN FAVOR OF CENTERSTATE BANK, N.A., IN THE ORIGINAL AMOUNT OF \$250,000.00, DATED FEBRUARY 23, 2021 AND RECORDED MARCH 16, 2021, IN OFFICIAL RECORDS INSTRUMENT NUMBER 20210316000129930 IN THE PUBLIC RECORDS OF SHELBY COUNTY, ALABAMA

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

LOT 66, ACCORDING TO THE SURVEY OF FINAL PLAT OF THE RESIDENTIAL PRIVATE SUBDIVISION, STONEGATE REALTY - PHASE THREE, AS RECORDED IN MAP BOOK 33, PAGE 122, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

The Real Property or its address is commonly known as 113 SAINTFIELD LN, BIRMINGHAM, AL 35242-7081. The Real Property tax identification number is 04 4 19 0 000 002.012

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

1. THE MAXIMUM AMOUNT OF ANY FUTURE ADVANCE THAT MAY BE SECURED BY THE MORTGAGE IS HEREBY INCREASED TO \$472,710.00
2. A FUTURE ADVANCE IN THE AMOUNT OF \$472,710.00 HAS BEEN MADE REPRESENTING A PRINCIPAL INCREASE OF \$222,710.00 (NEW MONEY)
3. THE MATURITY DATE IS EXTENDED UNTIL MAY 19, 2031

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 endorser 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.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED MAY 19, 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 Donna D. Brooks (Seal)
DONNA BROOKS

X Jeffrey D Brooks (Seal)
JEFFREY D BROOKS

**MODIFICATION OF MORTGAGE
(Continued)**

LENDER:

CENTERSTATE BANK N.A.

x *Matt Dennis* (Seal)
 MATT DENNIS, VP/PRIVATE BANKING
 RELATIONSHIP MANAGER II

This Modification of Mortgage prepared by:

Name: Patricia A Bradley, Loan Processor
 Address: PO Box 9602
 City, State, ZIP: Winter Haven, FL 33883

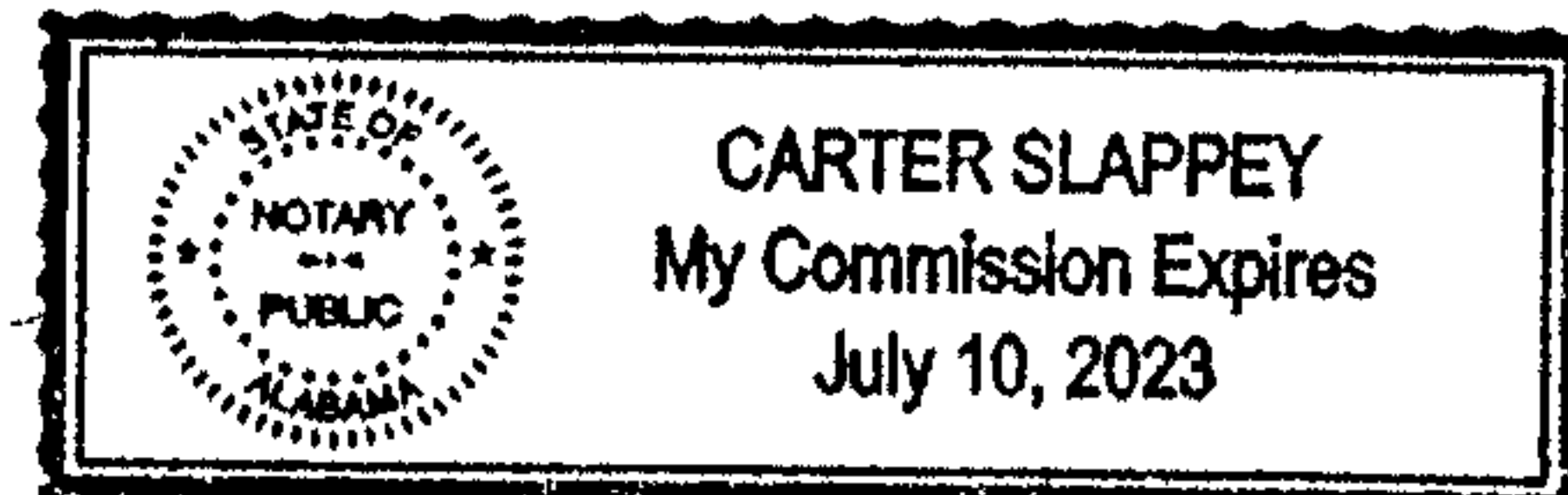
INDIVIDUAL ACKNOWLEDGMENT

STATE OF AlabamaCOUNTY OF Jefferson

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I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **DONNA BROOKS**, 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 said Modification, he or she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of June, 2021.

[Signature]
 Notary Public

My commission expires _____

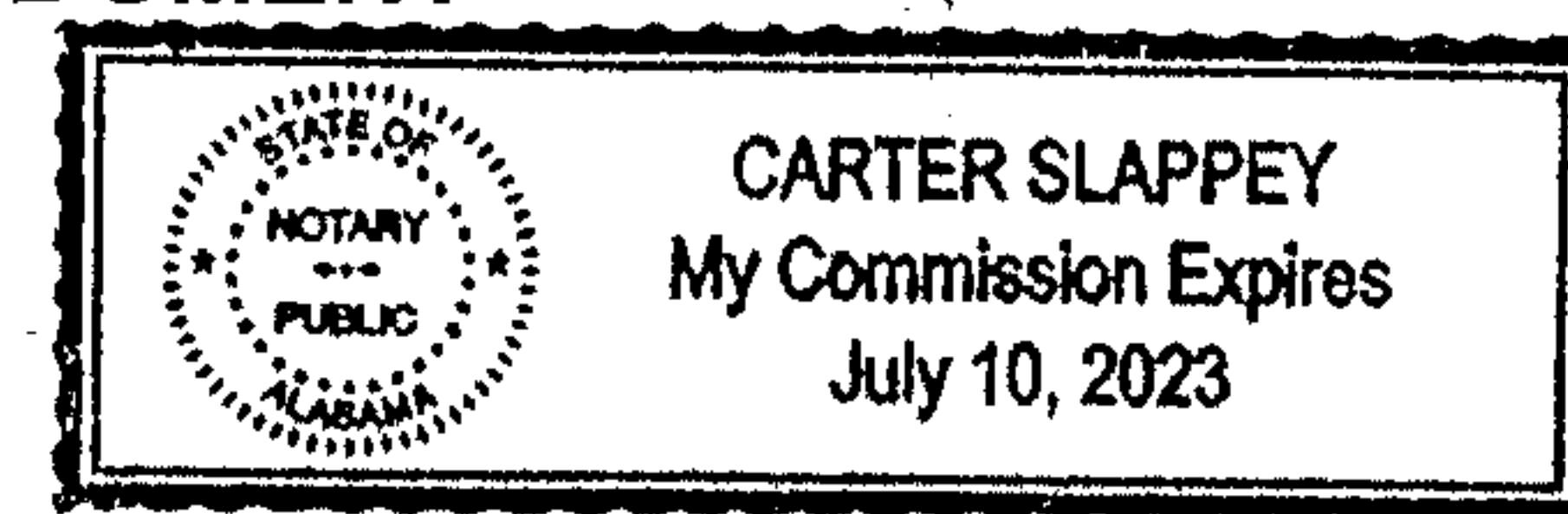
INDIVIDUAL ACKNOWLEDGMENT

STATE OF AlabamaCOUNTY OF Jefferson

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I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **JEFFREY D BROOKS**, 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 said Modification, he or she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of June, 2021.

[Signature]
 Notary Public

My commission expires _____

**MODIFICATION OF MORTGAGE
(Continued)**

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LENDER ACKNOWLEDGMENT

STATE OF

Alabama

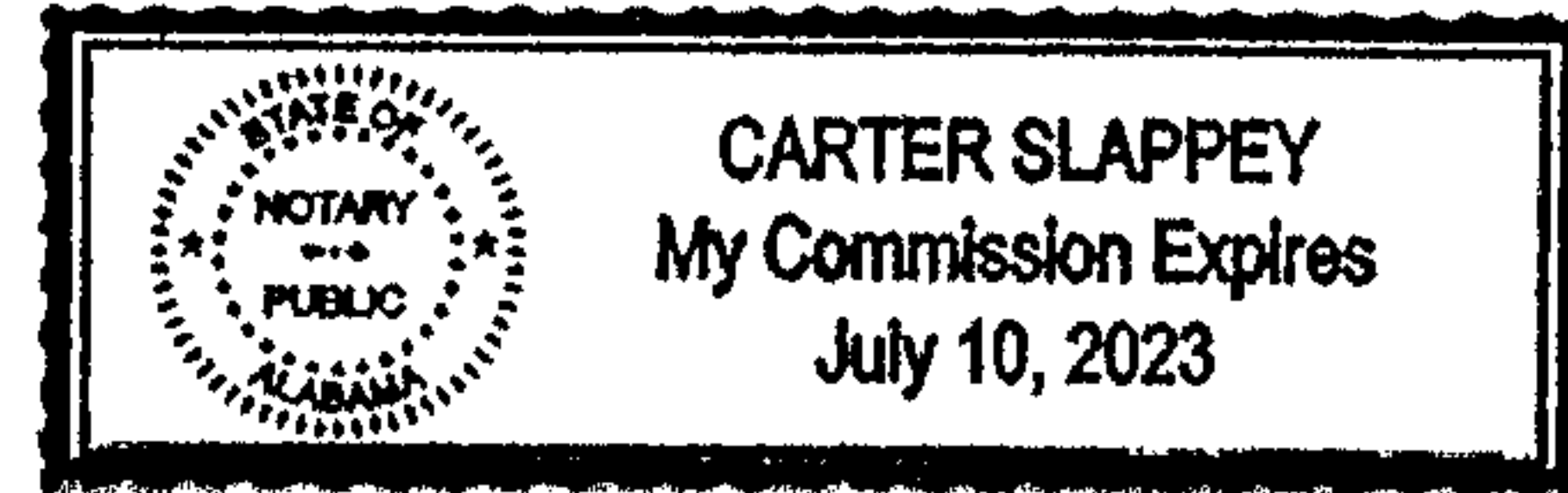
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COUNTY OF

Jefferson

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I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **MATT DENNIS** whose name as **VP/PRIVATE BANKING RELATIONSHIP MANAGER II** of **CenterState Bank N.A.** 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 **VP/PRIVATE BANKING RELATIONSHIP MANAGER II** of **CenterState Bank N.A.**, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 30th day of June, 20 21.

[Signature]
Notary Public

My commission expires _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/27/2021 09:13:57 AM
\$737.20 JOANN
20210727000361510

Allen S. Bayl