

RECORDATION REQUESTED BY:

Bryant Bank
Cahaba Village
2700 Cahaba Village
Mountain Brook, AL 35243

WHEN RECORDED MAIL TO:

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

SEND TAX NOTICES TO:

J & K Investments LLC
1 Metrock Circle
Helena, AL 35080-0000

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE



#####%0740%07292021%#####

Notice: The original principal amount available under the Note (as defined below), which was \$150,000.00 (on which any required taxes already have been paid), now is increased by an additional \$100,000.00.

THIS MODIFICATION OF MORTGAGE dated July 29, 2021, is made and executed between J & K Investments LLC (referred to below as "Grantor") and Bryant Bank, whose address is 2700 Cahaba Village, Mountain Brook, AL 35243 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 6, 2019 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded on 6/12/19 as Instrument# 20190612000207870 In the Probate Office of Shelby County, Alabama.

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

Lot 1, according to the Survey of Metrock Industrial Park, as recorded in Map Book 35, Page 27, In the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama

The Real Property or its address is commonly known as 1 Metrock Circle, Helena, AL 35080.

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

Increase Mortgage amount to \$250,000.00.

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)

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GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JULY 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:

J & K INVESTMENTS LLC

By: Jeff R. Webb (Seal)
Jeff Webb, Managing Member of J & K Investments LLC

LENDER:

BRYANT BANK

X Ryan Blackenburg (Seal)
Ryan Blackenburg, Vice President

This Modification of Mortgage prepared by:

Name: Donna Atchison
Address: 2700 Cahaba Village
City, State, ZIP: Mountain Brook, AL 35243

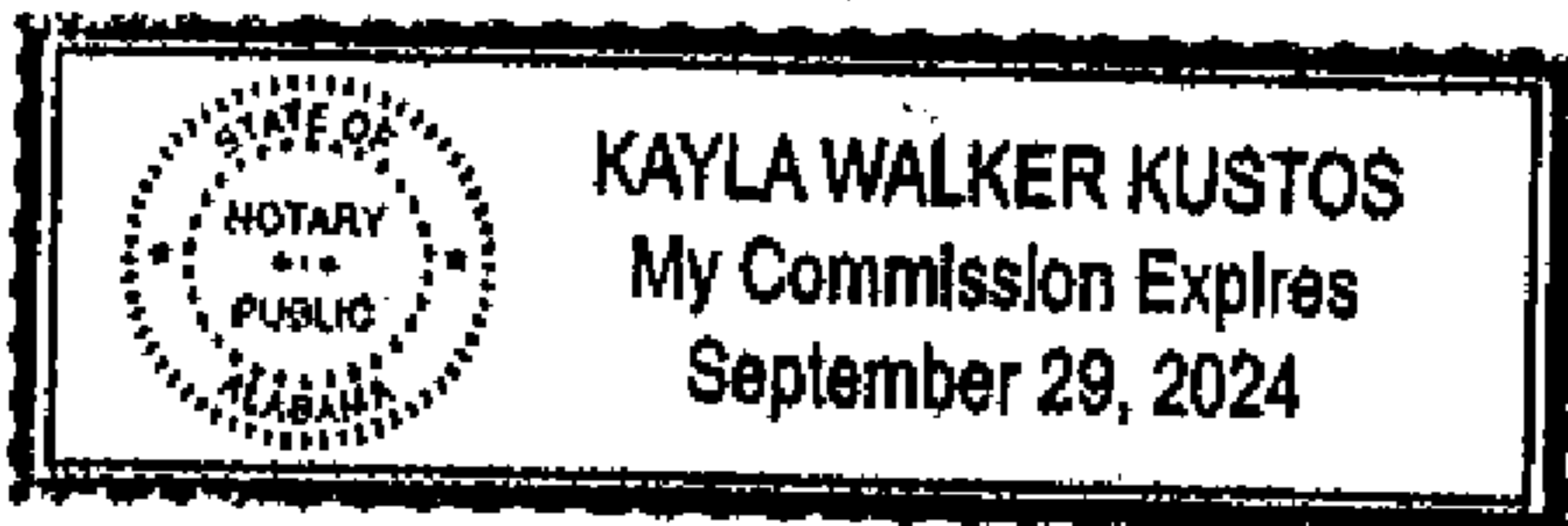
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF Telfer)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Jeff Webb, Managing Member of J & K Investments 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 member 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 29 day of July, 2021
Kayla Walker Kustos
Notary Public

My commission expires 9.29.2024



MODIFICATION OF MORTGAGE
(Continued)

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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 **Ryan Blackenburg** 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 29 day of Jul, 2021
Kayla Walker Kustos
Notary Public
My commission expires 9.29.2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/02/2021 01:50:25 PM
\$178.00 BRITTANI
20210802000372230

Alvin S. Boyd