

RECORDATION REQUESTED BY:

Bryant Bank
Hoover
2721 John Hawkins Pkwy
Hoover, AL 35244

WHEN RECORDED MAIL TO:

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

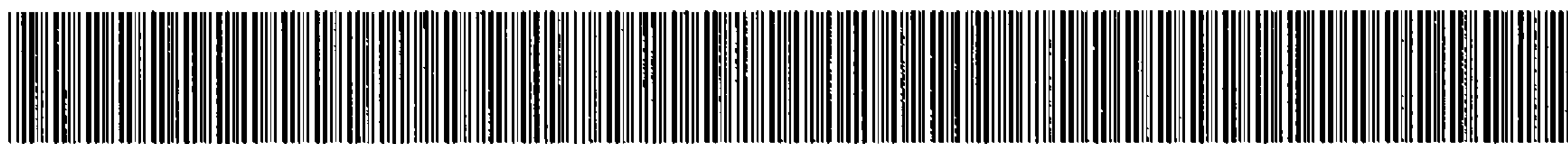
SEND TAX NOTICES TO:

Maureen E Sears
Coleman B Sears
6527 Quail Run Drive
Pelham, AL 35124

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE



#####%0740%09232021%#####

Notice: The original principal amount available under the Note (as defined below), which was \$30,000.00 (on which any required taxes already have been paid), now is increased by an additional \$58,000.00.

THIS MODIFICATION OF MORTGAGE dated September 23, 2021, is made and executed between Coleman E Sears and Maureen E Sears, husband and wife (referred to below as "Grantor") and Bryant Bank, whose address is 2721 John Hawkins Pkwy, Hoover, AL 35244 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 26, 2020 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Mortgage recorded on 07/23/20 by Instrument Number 20200723000307670 in the Judge of Probate in Shelby County, Alabama.

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

Lot 14, according to the Survey of Quail Run, as recorded in Map Book 7, Page 22, in the Probate Office of Shelby County, Alabama.

The Real Property or its address is commonly known as 6527 Quail Run Drive, Pelham, AL 35124.

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

The purpose of this modification is to increase the mortgage amount from \$30,000.00 to \$88,000.00.

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 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.

**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 SEPTEMBER 23, 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 Maureen E Sears (Seal)
Maureen E Sears

X Coleman B Sears (Seal)
Coleman B Sears

LENDER:

BRYANT BANK

X Ryan Blackenburg, Vice President (Seal)
Ryan Blackenburg, Vice President

This Modification of Mortgage prepared by:

Name: Carla Gray
Address: 2721 John Hawkins Pkwy
City, State, ZIP: Hoover, AL 35244

INDIVIDUAL ACKNOWLEDGMENT

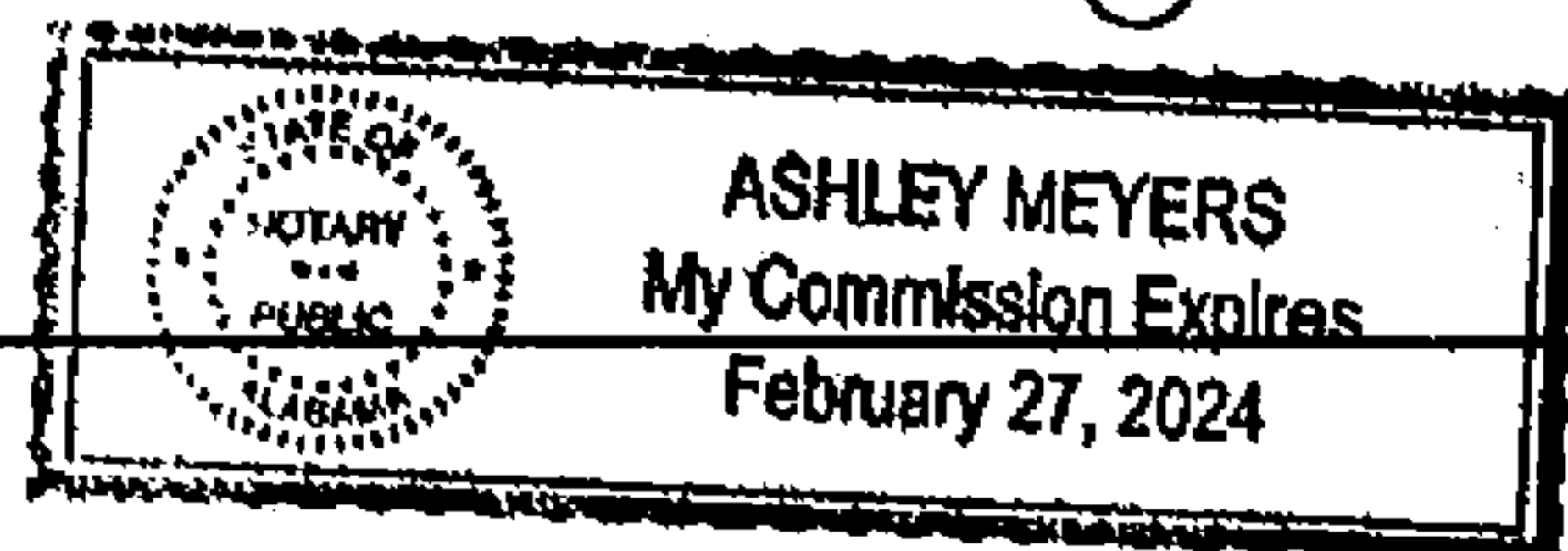
STATE OF Alabama)
COUNTY OF Shelby) SS
)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **Maureen E Sears and Coleman B Sears, husband and wife**, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said Modification, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of September, 20 21.

My commission expires February 27, 2024

Ashley Meyers
Notary Public



MODIFICATION OF MORTGAGE
(Continued)

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LENDER ACKNOWLEDGMENT

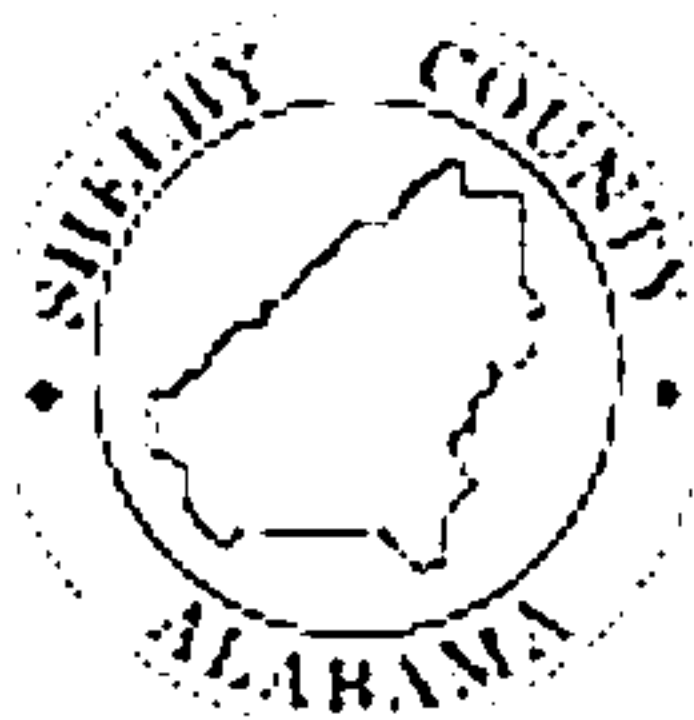
STATE OF Alabama)
COUNTY OF Shelby) SS
)

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 23rd day of September, 2021.

My commission expires February 27, 2024

Ashley Meyers
Notary Public
ASHLEY MEYERS
My Commission Expires
February 27, 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/14/2021 08:25:08 AM
\$115.00 BRITTANI
20211014000499510

Allie S. Boyd