

RECORDATION REQUESTED BY:

Bryant Bank
Columbiana
21290 Hwy 25
Columbiana, AL 35051

WHEN RECORDED MAIL TO:

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

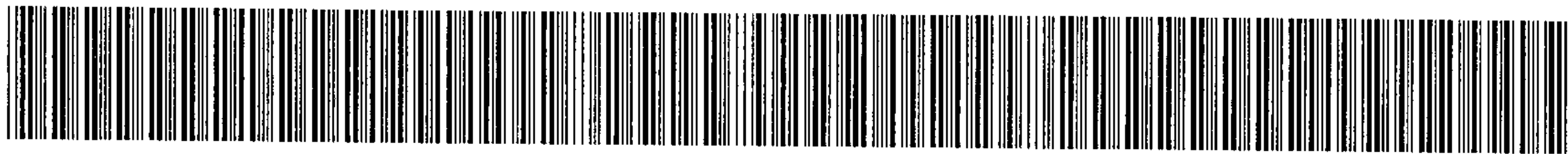
SEND TAX NOTICES TO:

Barbara Joyce Robinson
PO Box 1255
Columbiana, AL 35051-0000

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE



#####%0740%12132021%#####

THIS MODIFICATION OF MORTGAGE dated December 13, 2021, is made and executed between Barbara Joyce Robinson; a married woman (referred to below as "Grantor") and Bryant Bank, whose address is 21290 Hwy 25, Columbiana, AL 35051 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated November 1, 2016 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Mortgage dated 11/1/16 and recorded on 11/4/16 by Instrument Number 20161104000407060 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 Mortgage and made a part of this Mortgage as if fully set forth herein.

Barbara Joyce Robinson and Barbara H Robinson are one and the same person

The Real Property or its address is commonly known as 103 South Main Street, Columbiana, AL 35051.

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

The purpose of this Modification is to add the following Future Advances or Re-Advances language:

Future Advances or Re-Advances language: In addition to the Note, this Mortgage secures all other indebtedness of the Grantor to the Lender whether or not such indebtedness exists at the time this Mortgage is executed by the Grantor, including future advances or re-advances of indebtedness made by Lender, and whether or not such indebtedness is primary or secondary, direct or indirect, contingent or absolute, matured or un-matured, as guarantor or otherwise, joint or several, and otherwise secured or not. This Mortgage secures, in addition to the amounts specified in the Note, future advances or re-advances in an unlimited amount, including any renewal, extension, modification or increase, together with all interest thereon, which Lender may make pursuant to the terms and conditions of the Note or any other note, loan agreement, security agreement, mortgage, deed of trust, collateral pledge agreement, contract, assignment, or any other instrument or agreement of any kind now or hereafter existing as security for or executed in connection with this or any related indebtedness.

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 DECEMBER 13, 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 Barbara Joyce Robinson (Seal)
Barbara Joyce Robinson

LENDER:

BRYANT BANK

X Inella Torrance (Seal)
Inella Torrance, Loan Officer

This Modification of Mortgage prepared by:

Name: Mary Hudson
Address: 21290 Hwy 25
City, State, ZIP: Columbiana, AL 35051

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **Barbara Joyce Robinson, a married woman**, 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 13 day of December, 2021.

My Commission Expires

My commission expires August 7, 2022

Inella Torrance
Notary Public

MODIFICATION OF MORTGAGE
(Continued)

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LENDER ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **Inella Torrance** whose name as **Loan Officer** 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 **Loan Officer** of **Bryant Bank**, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 14th day of December, 2021.

My commission expires May 19, 2024

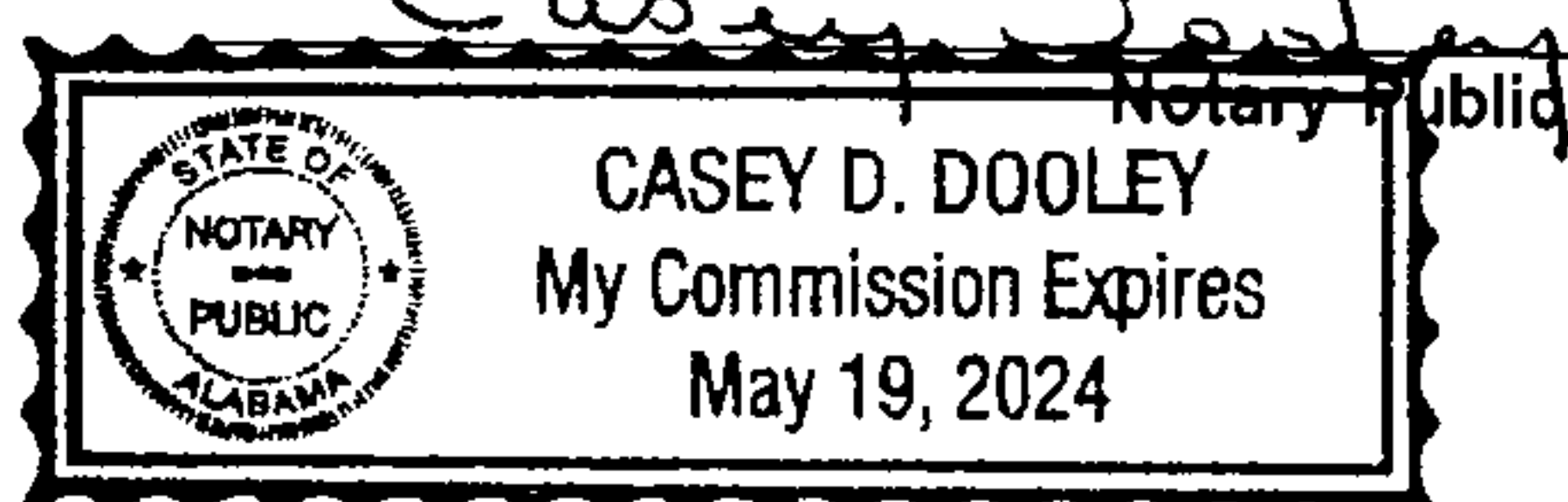


Exhibit "A"

One lot in the town of Columbiana, Alabama, described and bounded as follows: Commencing at the southwest corner of the Page store house on the East side of Main Street, 32 feet South of East College Street; thence running South along said Main Street 31 feet to an iron stake at the Northwest corner of the lot known as the Parker and Armstrong Lot; thence running East 89 feet; thence North 31 feet; thence running West 89 feet to the point of beginning.

ALSO, the right to join the South wall of said Page store house as conveyed by B. L. and Sallie Moore to J. H. Page and wife, Melvine Page, as recorded in Vol. 18, Page 506 of the records of Shelby County Alabama. ALSO, beginning at the southeast corner of the brick store house now situated in the town of Columbiana, Alabama and formerly known as the said Page Store and running East 9 feet; thence running North 13 inches; thence West 9 feet; thence South 13 inches to point of beginning, with the restrictions and all rights as conveyed to Erlick and Lefkovits by J. H. Page and wife, and recorded in Vol. 25, Page 345 of the records of Shelby County, Alabama, which lot was conveyed to W. H. Mitchell by Sam Erlick and wife, Ethel Erlick, on October 25, 1922, and which deed is recorded in Deed Book 70 on Page 548 in the Office of the Judge of Probate of Shelby County, Alabama.

The above described lot is better described by a more recent survey as follows: One lot of land in the town of Columbiana, Alabama, described as follows: Commencing as the southwest corner of the lot heretofore known as the Page store house lot which corner is on the East margin of Main Street 32 feet South of the intersection of the East margin of Main Street 32 feet South of the intersection of the South boundary of East College Street and the East boundary of Main Street, and which said lot is on the East side of Main Street a distance of 31 feet and 6 inches, more or less, to the northwest corner of the lot heretofore known as the Parker and Armstrong Lot and now known as the Frank Norris Lot; running thence East 89 feet to a point; running thence North 31 feet and 6 inches, more or less, to the southeast corner of said Page Store House lot; running thence West 89 feet, more or less, to the point of beginning and being a part of lot No. 5, according to the original survey and map of said town of Columbiana, Alabama, which said survey and map is of record in Deed Book K on Page 514 in the Office of the Judge of Probate of Shelby County, Alabama, and being situated in the Southeast Quarter of the Northeast Quarter of Section 26, Township 21, Range 1 West.

Also known as Lot 7, Horsley's Map of the Town of Columbiana.

ALSO, an easement described as follows:

A 10-foot strip of land lying to the East of the Mitchell Building in the Town of Columbiana, Alabama, currently owned by J. D. Falkner, et al, and North of an existing 10-foot easement at the rear of said building, the said 10-foot strip being conveyed being more particularly described as follows:

Commence at the SE corner of the Mitchell Building, currently owned by J. D. Falkner, et al, and currently housing G & G Outlet; thence run North along the East line of said building a distance of 10 feet, more or less, to a point which is the NW corner of a currently existing 10-foot easement; thence continue North along the East line of said Mitchell Building a distance of 10 feet; thence run in an easterly direction for a distance of 30 feet, more or less, to the West line of the old ice plant lot; thence turn an angle to the right and run southerly a distance of 10 feet to a point being the NE corner of the aforementioned existing 10-foot easement; thence turn right and run in a westerly direction along the North line of said existing 10-foot easement 30 feet, more or less to the point of beginning. Said easement to service above mentioned building.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/15/2021 08:47:35 AM
\$31.00 JOANN
20211215000592560

Allen S. Bayl