

RECORDATION REQUESTED BY:
HOMETOWN BANK OF ALABAMA
Pinson Branch
P.O. Box 397
Oneonta, AL 35121

20211216000596710
12/16/2021 03:33:52 PM
MORTAMEN 1/2

WHEN RECORDED MAIL TO:
HOMETOWN BANK OF ALABAMA
Pinson Branch
P.O. Box 397
Oneonta, AL 35121

SEND TAX NOTICES TO:
Matthew L. Denard
Corinne Denard
9397 Highway 41 South
Leeds, AL 35094

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE



THIS MODIFICATION OF MORTGAGE dated December 7, 2021, is made and executed between Matthew L. Denard, Spouse of Corinne Denard, whose address is 9397 Highway 41 South, Leeds, AL 35094 and Corinne Denard, Spouse of Matthew L. Denard, whose address is 9397 Highway 41 South, Leeds, AL 35094 (referred to below as "Grantor") and HOMETOWN BANK OF ALABAMA, whose address is P.O. Box 397, Oneonta, AL 35121 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated September 3, 2020 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded 09/04/2020, Inst. # 20200904000396680, in the amount of \$450,000.00.

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

Refer to Original Mortgage

The Real Property or its address is commonly known as 9397 Highway 41 South, Leeds, AL 35094.

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

Increasing Principal Amount to \$593,201.50 and Extending Maturity Date to December 10, 2051.


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.

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 7, 2021.

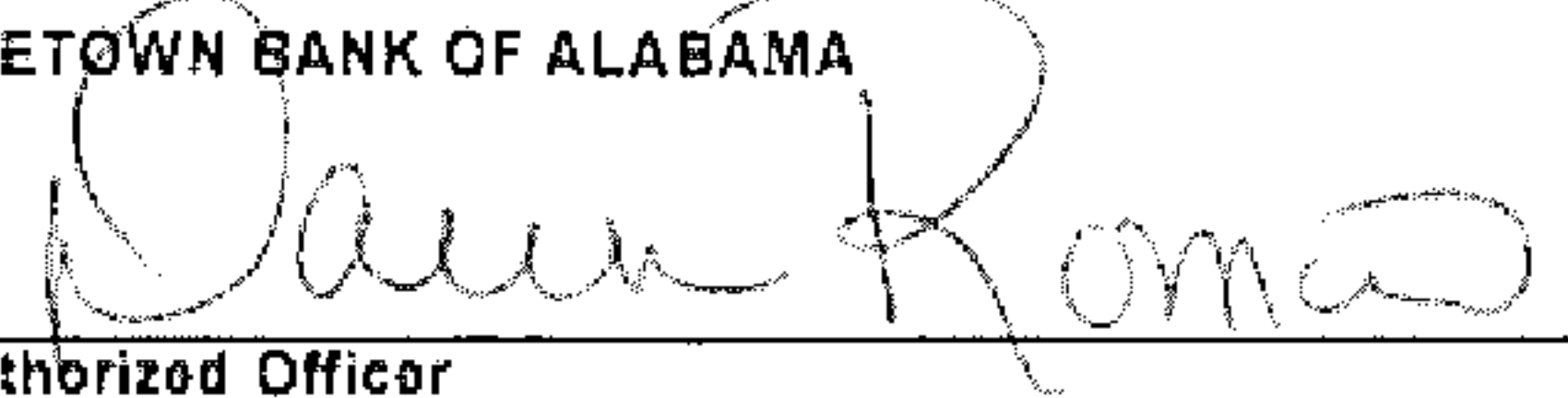
THIS MODIFICATION IS GIVEN UNDER SEAL AND IT IS INTENDED THAT THIS MODIFICATION IS AND SHALL CONSTITUTE AND HAVE THE EFFECT OF A SEALED INSTRUMENT ACCORDING TO LAW.

GRANTOR:

X  _____ (Seal)
Matthew L. Denard

X  _____ (Seal)
Corinne Denard

LENDER:

HOMETOWN BANK OF ALABAMA
X  _____ (Seal)
Authorized Officer

This Modification of Mortgage prepared by:

Name: Erica Sanders
Address: P.O. Box 397
City, State, ZIP: Oneonta, AL 35121



MODIFICATION OF MORTGAGE (Continued)

Loan No: 4063723-30

Page 2

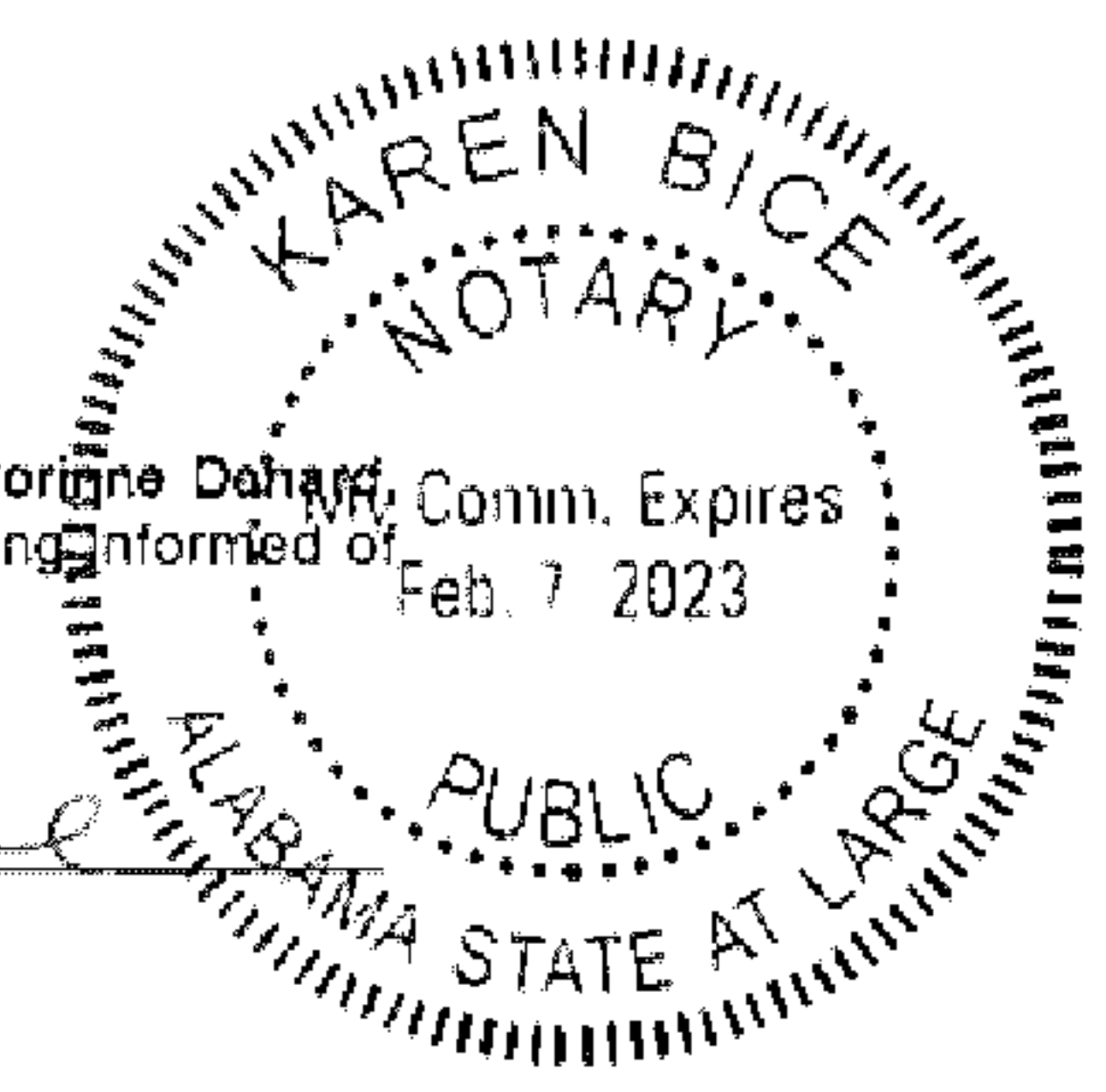
INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama)
COUNTY OF Jefferson) SS

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Matthew L. Donard and Corinne Dahard 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 7th day of Dec, 2021.

[Signature of Karen Bice]
Notary Public



My commission expires 2/7/23

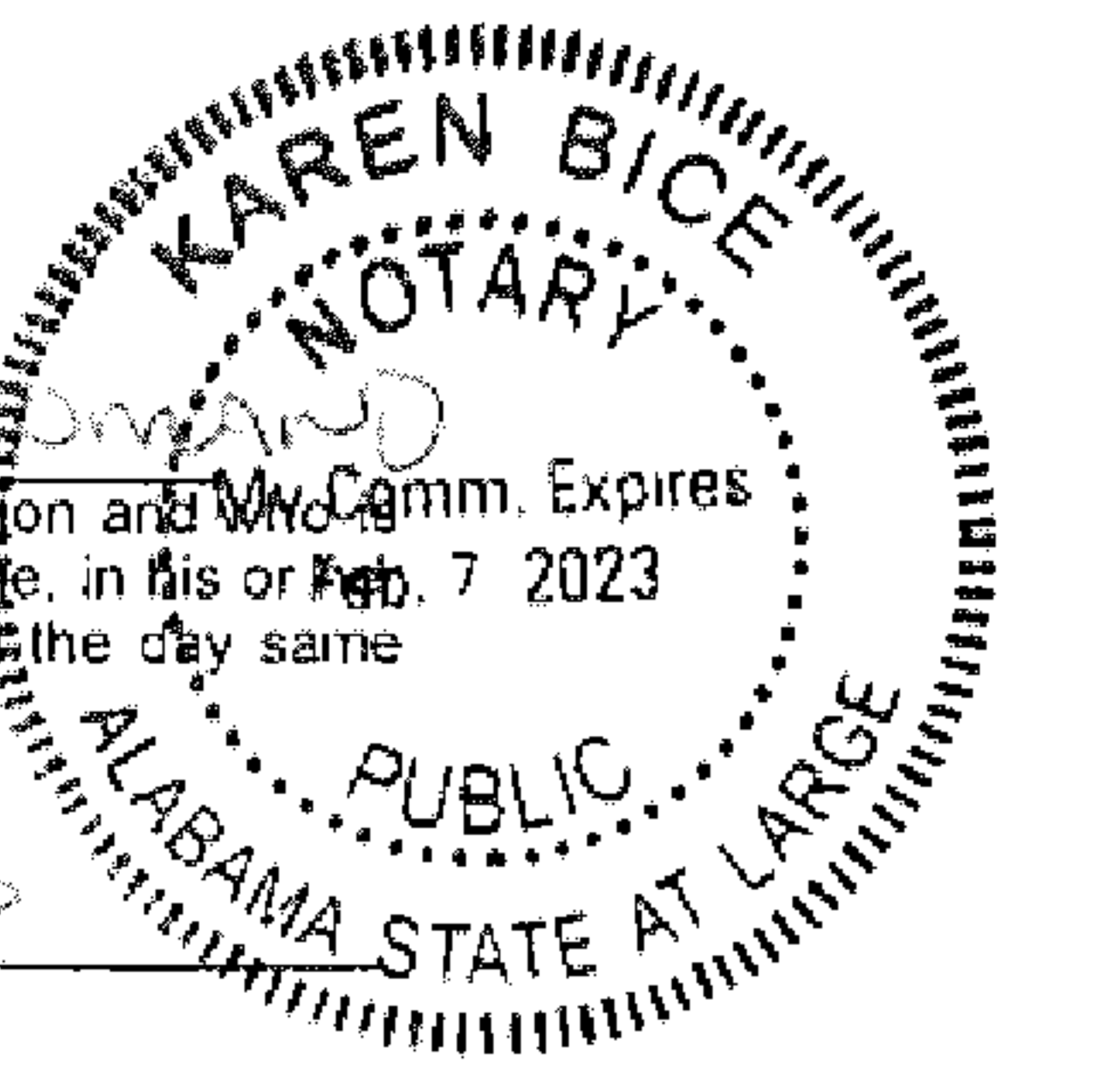
LENDER ACKNOWLEDGMENT

STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Dawn Romano whose name as AWP of HOMETOWN BANK OF ALABAMA 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 AWP of HOMETOWN BANK OF ALABAMA, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 7th day of December, 2021.

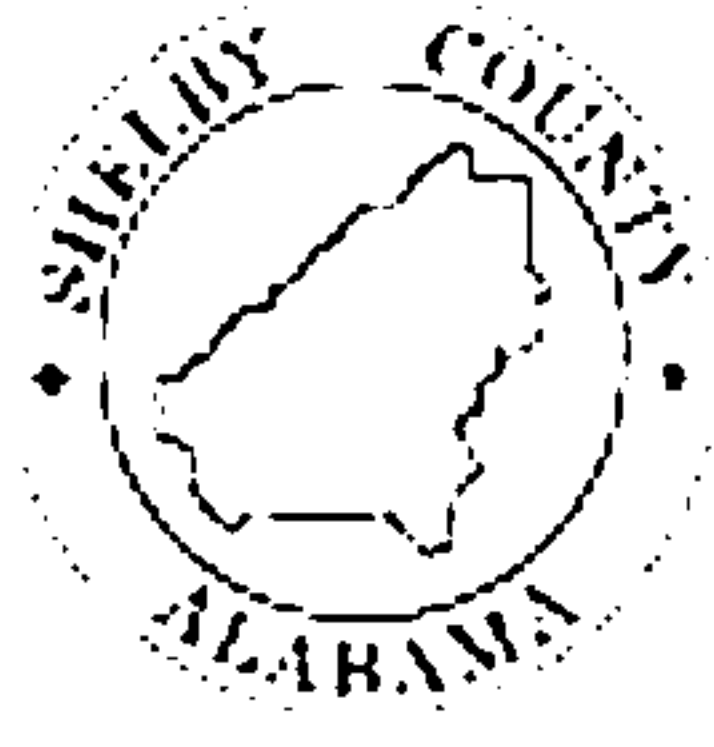
[Signature of Dawn Romano]
Notary Public



My commission expires 2/7/23

Originator Names and Nationwide Mortgage Licensing System and Registry IDs:

Organization: HOMETOWN BANK OF ALABAMA NMLSR ID: 718858
Individual: Dawn Rashaee Romano NMLSR ID: 206260



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
12/16/2021 03:33:52 PM
\$914.95 KIMBERLY
20211216000596710

[Signature]