

MODIFICATION OF MORTGAGE

DATE AND PARTIES. The date of this Real Estate Modification (Modification) is February 11, 2022.

MORTGAGOR(S): George N. Britt, an unmarried man

LENDER: EvaBank
1710 Cherokee Avenue SW
Cullman, AL 35055

20220225000080540
02/25/2022 09:36:50 AM
MODMORT 1/2

BACKGROUND. Mortgagor(s) and Lender entered into a mortgage dated April 14, 2015 which was recorded on April 21, 2015. The mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Mortgage Book, Liber or Instrument 20150421000128950 Page(s) 1/7. The property is located in Shelby County, Alabama, at:

5104 Cyrus Circle, Birmingham AL 35252 (Property address)

and is described as: "SEE ATTACHED EXHIBIT "A"

If the Mortgagor as set forth in the original mortgage was married, his/her spouse has executed this Modification of Mortgage or the Mortgagor certifies that the property is not his/her homestead at the time of the execution of this Modification of Mortgage.

MODIFICATION. For value received, Mortgagor(s) and Lender agree to modify the original mortgage. Mortgagor(s) and Lender agree that this Modification continues the effectiveness of the original mortgage. The mortgage was given to secure the original debts and obligations that now have been modified. Together with this Modification, the mortgage now secures the following debts and all extensions, renewals, refinancings, modifications and replacements. The modification is:

Decrease amount to \$800,000.00 and add an additional real estate parcel as being pledged for adequate consideration.

MAXIMUM OBLIGATION LIMIT. The total principal amount secured by the mortgage at any one time will not exceed \$800,000.00 which is a \$0.00 increase in the total principal amount secured. This limitation of amount does not include interest and other fees and charges validly made pursuant to the mortgage. Also, this limitation does not apply to advances made under the terms of the mortgage to protect Lender's security and to perform any of the covenants contained in the mortgage.

WARRANTY OF TITLE. Mortgagor(s) warrant that Mortgagor(s) is or will be lawfully seized of the estate conveyed by the mortgage and has the right to grant, bargain, convey, sell, and mortgage the property. Mortgagor(s) also warrants that such same property is unencumbered, except for encumbrances of record.

CONTINUATION OF TERMS. Except as specifically amended in this Modification, all terms of the mortgage remain in effect.

SIGNATURES. By signing below, Mortgagor(s) agree to the terms and covenants contained in this Modification. Mortgagor also acknowledges receipt of a copy of the Modification.

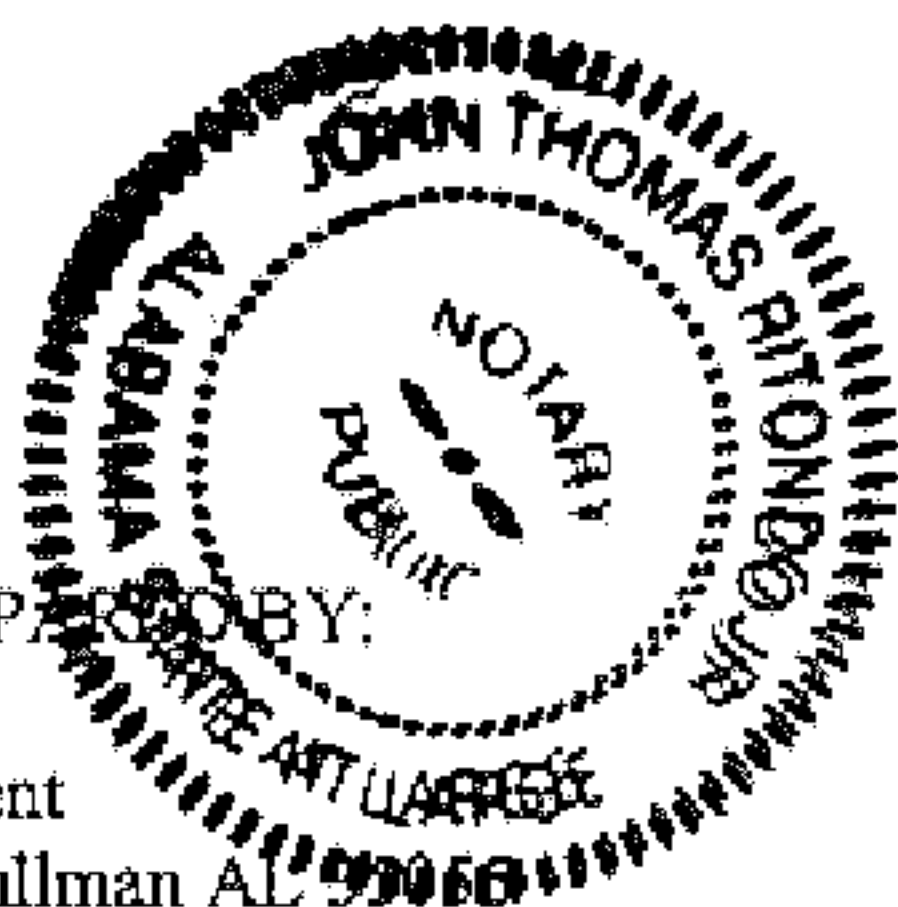
George N. Britt (Borrower/Mortgagor)

State of Alabama
Shelby County

ACKNOWLEDGMENT

I, JOHN RITONDO, the undersigned authority hereby certify that George N. Britt, an unmarried man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand this 11th day of February, 2022.



THIS INSTRUMENT PREPARED BY:
EvaBank
Thomas W. Russell, President
1710 Cherokee Ave SW, Cullman AL 35055

John Thomas Ritondo, Jr.
Notary Public
My commission expires:

John Thomas Ritondo, Jr.
Notary Public, Alabama State At Large
My Commission Expires August 29, 2023

EXHIBIT "A"

LEGAL DESCRIPTION

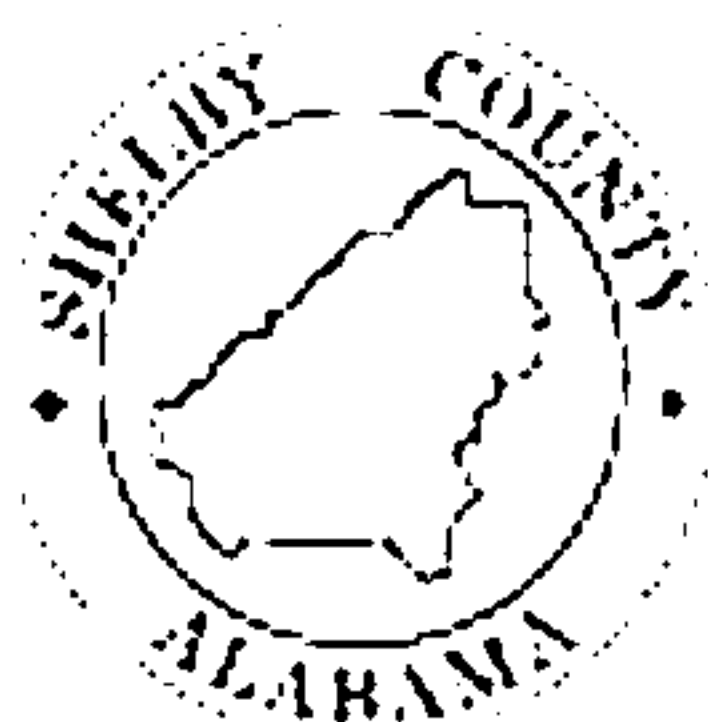
Lot 2, in a proposed non-resident subdivision, MeadowBrook Professional & Medical Centre 1st Sector, situated in Section 11, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section 11; thence run North along the East line of said 1/4-1/4 Section for a distance of 250.00 feet to a point; thence turn an angle to the left of 87 deg. 17 min. 29 sec. and run in a Westerly direction for a distance of 172.68 feet to a point; thence turn an angle to the right of 43 deg. 31 min. 27 sec. and run in a Northwesterly direction for a distance of 182.51 feet to the point of beginning; thence continue along last stated course for a distance of 141.11 feet to a point; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run in a Southwesterly direction for a distance of 184.81 feet to a point on a curve which is concave to the Southwest having a central angle of 9 deg. 42 min. 58 sec. and a radius of 366.47 feet; thence turn an angle to the left of 67 deg. 39 min. 07 sec. to the chord of said curve and run in a Southeasterly direction along the arc of said curve for a distance of 62.14 feet to a point on a reverse curve to the left having a central angle of 22 deg. 40 min. 42 sec. and a radius of 183.08 feet; thence run in a Southeasterly direction along the arc of said curve for a distance of 72.47 feet to a compound curve to the left, said curve having a central angle of 51 deg. 24 min. 51 sec. and a radius of 25.00 feet; thence run in a Southeasterly direction along the arc of said curve for a distance of 22.43 feet to a point; thence turn an angle to the left of 70 deg. 19 min. 17 sec. from the chord of last stated curve and run in a Northeasterly direction for a distance of 220.33 feet to the point of beginning; being situated in Shelby County, Alabama.

AND

A part of Lot 1A, Survey of Shepherd of the Hills Lutheran Church as recorded in Map Book 17, Page 130 in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows:

Begin at a found 3/4 inch rebar being the Easternmost corner of Lot 2, Meadow Brook Professional and Medical Centre 1st Sector, as recoded in Map Book 17, Page 21 in the Office of the Judge of Probate, Shelby County, Alabama, said point also being on the Southwest line of said Lot 1A; thence run in a Northwesterly direction along the Northeast line of said Lot 2 and also along the Southwest line of said Lot 1A for a distance of 141.03 feet to an iron pin found with a KBW cap at the Northernmost corner of said Lot 2; thence turn an angle to the right of 90 degrees, 01 minutes, 38 seconds and run in a Northeasterly direction for a distance of 10.00 feet to an iron pin set with SSI cap; thence turn an angle to the right of 89 degrees, 58 minutes, 05 seconds and run in a Southeasterly direction for a distance of 85.74 feet to an iron pin set-with a SSI cap on a curve to the left, having a central angle of 41 degrees, 34 minutes, 54 seconds and a radius of 83.29 feet and run in a Southeasterly direction along the arc of said curve for a distance of 60.45 feet to an iron pin set with a SSI cap; thence turn an angle to the right of 110 degrees, 47 minutes, 00 seconds from the chord of said curve and run in a Southwesterly direction for a distance of 31.00 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/25/2022 09:36:50 AM
\$25.00 BRITTANI
20220225000080540

Allen S. Bayl 2-00074