

**RECORDATION REQUESTED BY:**  
Bryant Bank  
Trussville  
137 Main Street  
Trussville, AL 35173

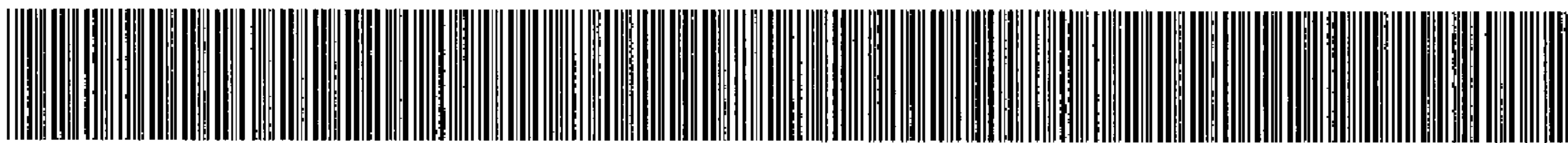
**WHEN RECORDED MAIL TO:**  
Bryant Bank  
P.O. Office Box 2087  
Birmingham, AL 35201

**SEND TAX NOTICES TO:**  
David Bryant  
Denise Bryant  
6268 Cahaba Valley Road  
Birmingham, AL 35242-0000

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



**MODIFICATION OF MORTGAGE**



\*#####%0740%03012022%#####\*

**Notice:** The original principal amount available under the Note (as defined below), which was \$70,000.00 (on which any required taxes already have been paid), now is increased by an additional \$30,000.00.

**THIS MODIFICATION OF MORTGAGE** dated March 1, 2022, is made and executed between David Bryant and Denise Bryant, husband and wife (referred to below as "Grantor") and Bryant Bank, whose address is 137 Main Street, Trussville, AL 35173 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated April 23, 2020 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Mortgage recorded on 06/01/20 by instrument no. 20200601000217640 in the Judge of Probate Office in Shelby County, Alabama.

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

Exhibit "A", which is attached to this Mortgage and made a part of this Mortgage as if fully set forth herein.

David Alan Bryant a/k/a David Bryant  
Denise Bryant a/k/a Ava D Sumner

The Real Property or its address is commonly known as 6268 Cahaba Valley Rd, Birmingham, AL 35242.

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

The purpose of this modification is to increase the mortgage amount to \$100,000.00.

**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)

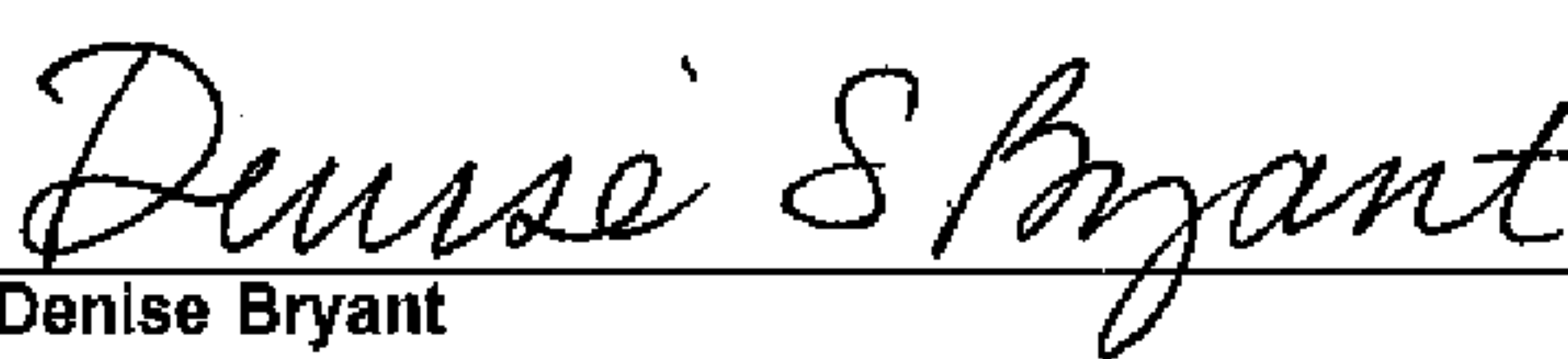
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GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED MARCH 1, 2022.

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.

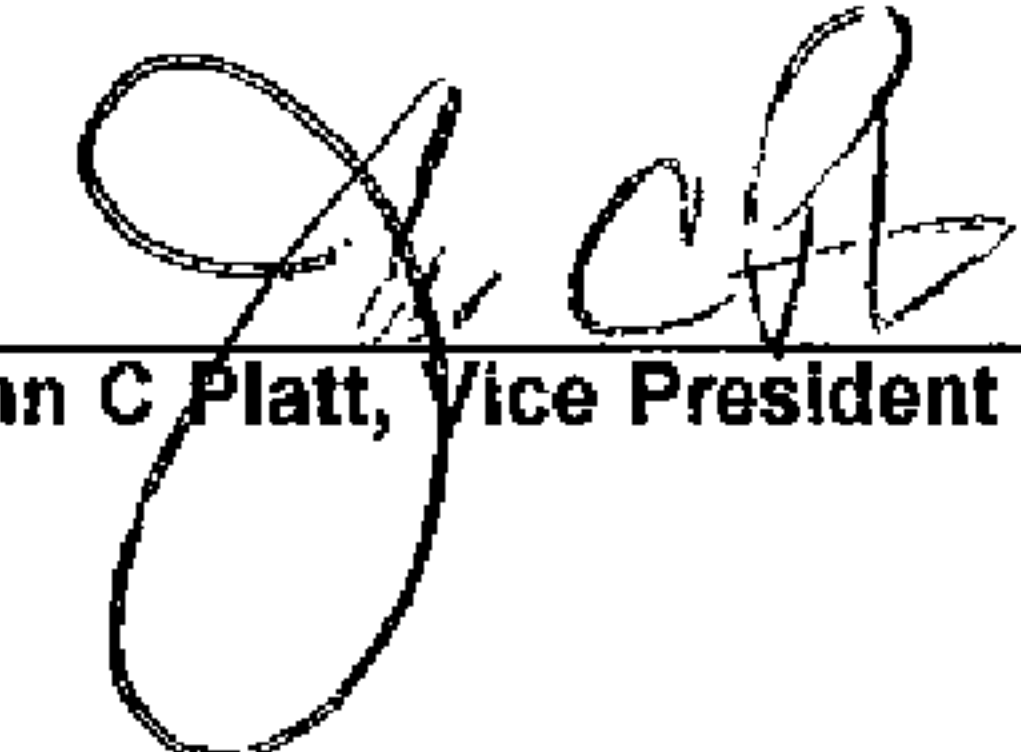
GRANTOR:

X  (Seal)  
David Bryant

X  (Seal)  
Denise Bryant

LENDER:

BRYANT BANK

X  (Seal)  
John C Platt, Vice President

This Modification of Mortgage prepared by:

Name: LaKendra Jones  
Address: 137 Main Street  
City, State, ZIP: Trussville, AL 35173

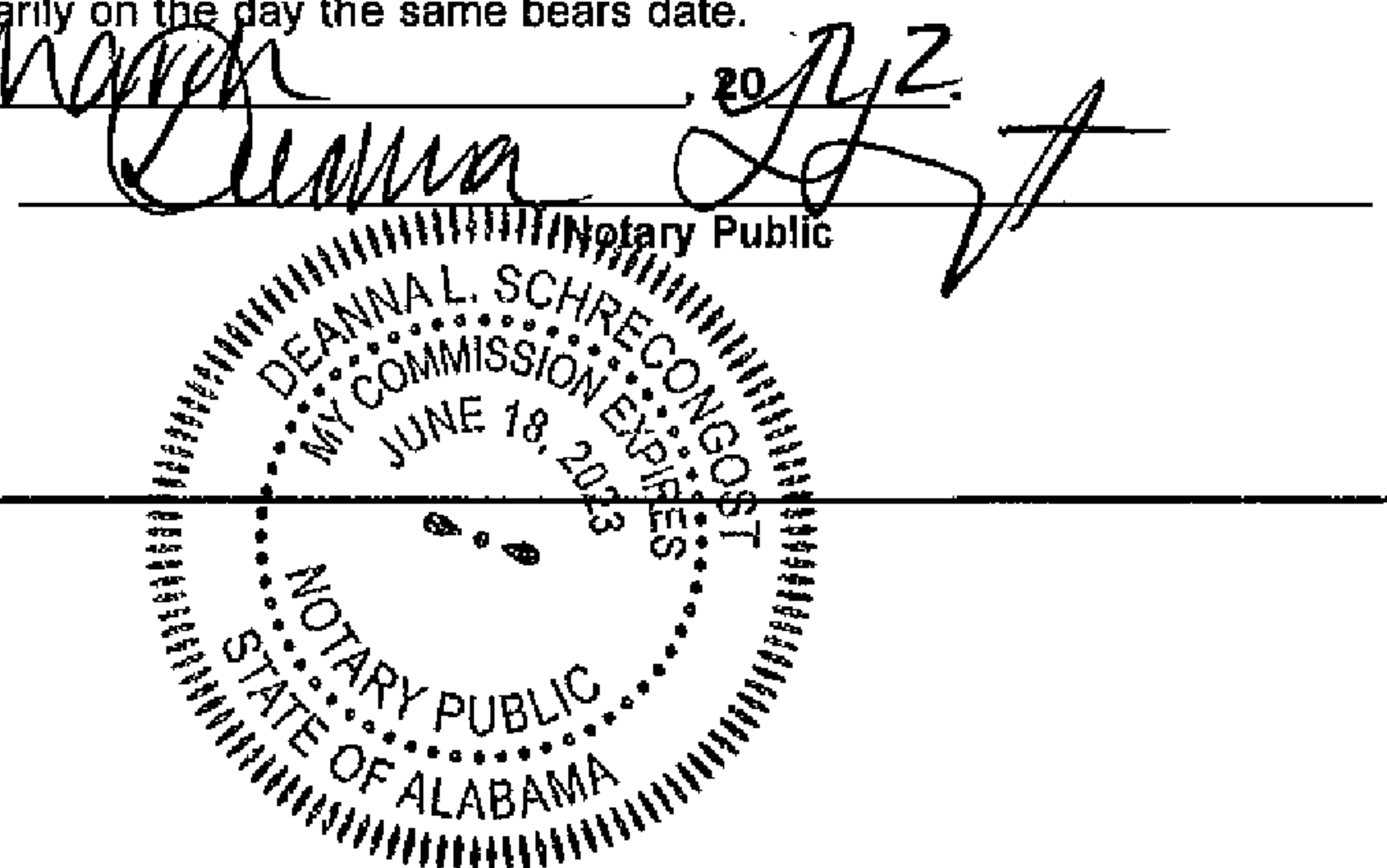
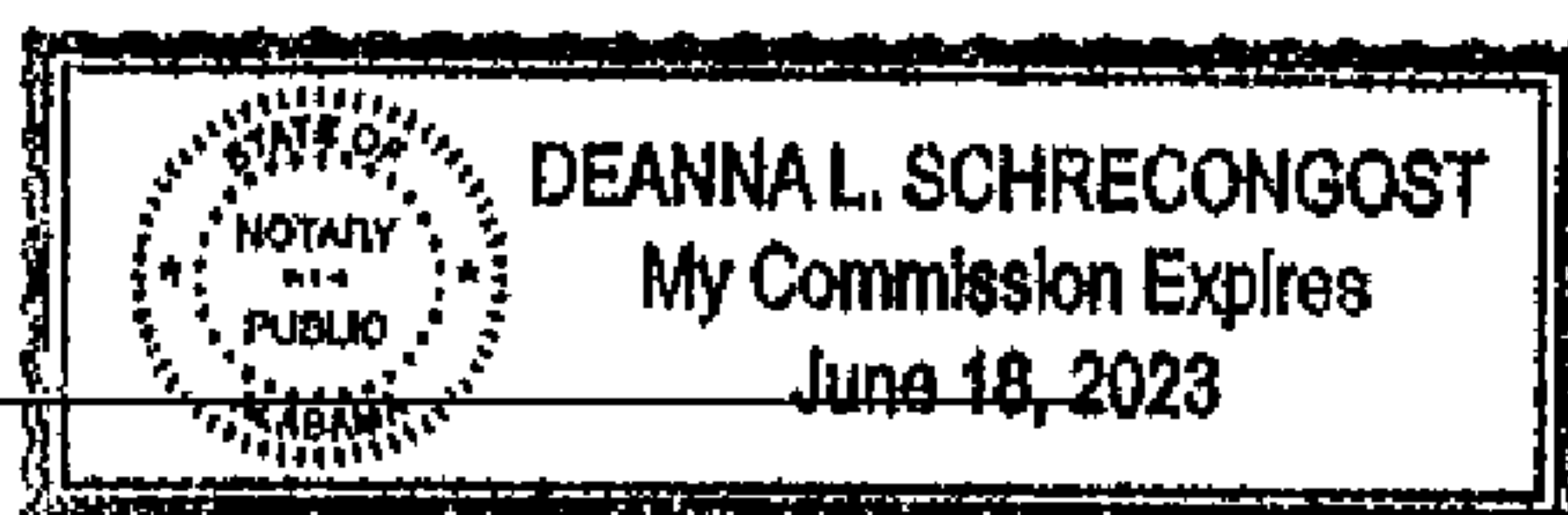
INDIVIDUAL ACKNOWLEDGMENT

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 David Bryant and Denise Bryant, 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 1st day of March, 2022.

My commission expires



## MODIFICATION OF MORTGAGE (Continued)

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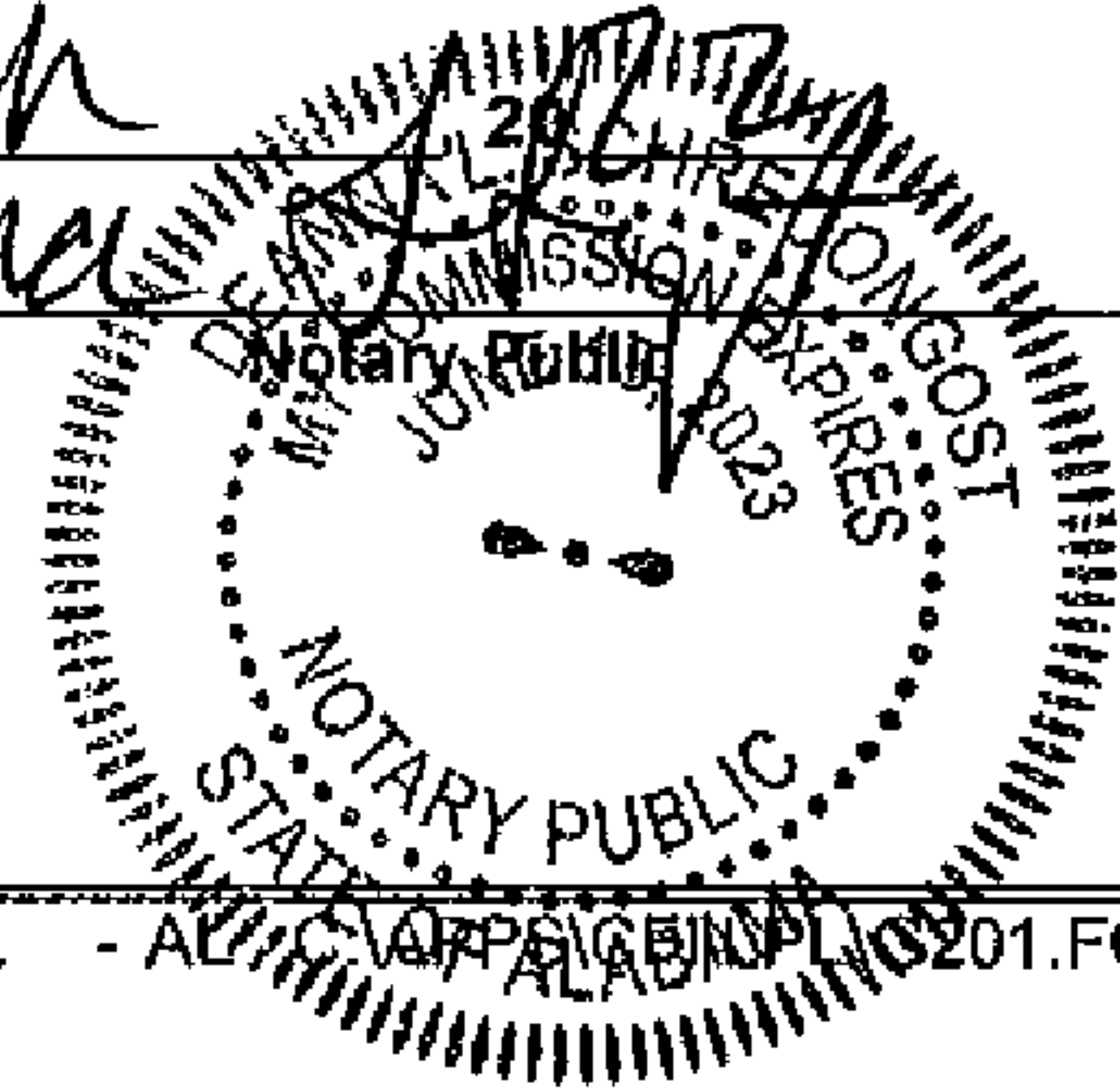
## LENDER ACKNOWLEDGMENT

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 John C Platt 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 15 day of March 2016 at San Francisco, California.

**My commission expires**



**Exhibit "A"**

A parcel of land located in the SW 1/4 of the NW 1/4 of Section 7, Township 19 South, Range 1 West, being more particularly described as follows:

Beginning at the SW corner of the SW 1/4 of the NW 1/4 of Section 7, Township 19 South, Range 1 West; thence Easterly along the South line of said 1/4, 765.69 feet to the West right of way line of Alabama Highway No. 119; thence northeasterly along said West right of way line with an interior angle of 123 deg. 27 min. for 160 feet the true point of beginning of the hereafter described parcel; thence continue along said West right of way line 136.82 feet; thence Northwesterly at right angles 148.86 feet; thence Southwesterly with an interior angle of 82 deg. 09 min. for 138.11 feet; thence Southeasterly with an interior angle of 97 deg. 51 min. 130 feet to the true point of beginning; being situated in Shelby County, Alabama.

Less and except from above parcel, rights of way for public roads as shown on map of Nevinshire Village, as recorded in Map Book 11, Page 29, in the Probate Office of Shelby County, Alabama.; being situated in Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/09/2022 02:57:36 PM  
\$78.00 BRITTANI  
20220309000098780

*Allie S. Boyd*