

20220310000100570
03/10/2022 02:37:40 PM
MODMORT 1/2

This instrument was prepared by:
After Recording Return To:
Synovus Bank
Subordinations Dept
1148 Broadway-3rd Floor
Columbus, GA 31901

SYNOVUS BANK
MODIFICATION AGREEMENT

Alabama, Shelby County

THIS AGREEMENT made and entered into this date: **02/17/2022** by and between Lee Wideman a Married Man and Candice Wideman a Married Woman, (hereinafter designated "Grantor"), and **Synovus Bank** (hereinafter designated "Grantee"),

WITNESSETH THAT:

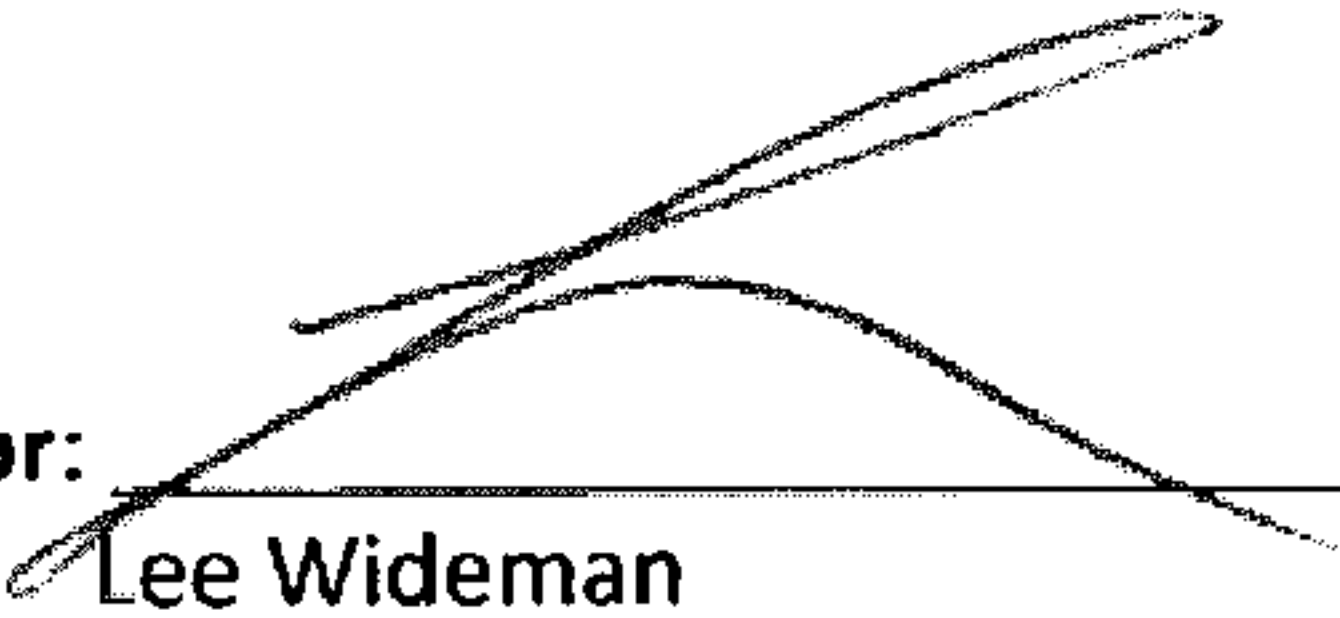
By Alabama Mortgage dated **03/31/2020** and recorded in instrument # 20200421000155630, Shelby County, Alabama (briefly identified as 3108 Woodbridge Drive, Birmingham, AL 35242) to secure loans and advances made to Grantor on a \$57,117.00 line of credit (the "Credit Line"); pursuant to a certain Home Equity Line Account Agreement between Grantee and Grantor dated concurrently with said Mortgage, and to secure any extension and/or renewals thereof and any other indebtedness which Grantor might thenceforth owe to Grantee. **Alabama's** mortgage tax on notes secured by real estate, based upon the full amount of said Credit Line, was duly paid prior to the filing of said Mortgage.

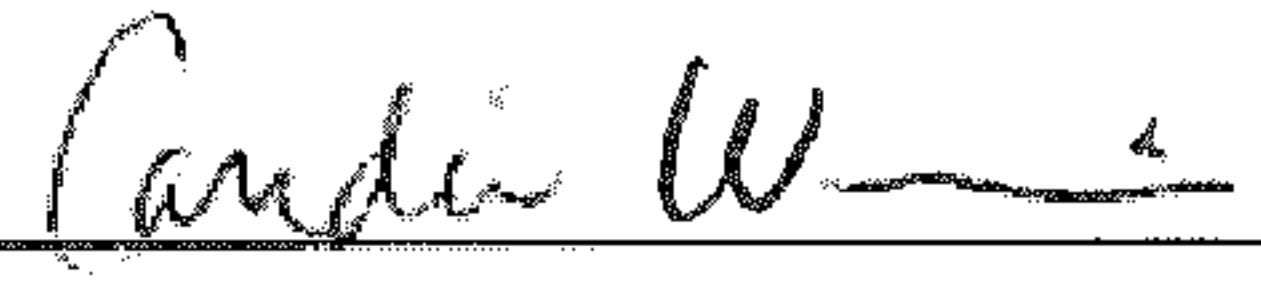
By mutual agreement of the parties and for valuable considerations moving from each to the other, said Credit Line is and has been **decreased** by the sum of \$27,117.00, so that the Credit Line secured by said Mortgage now amounts to \$30,000.00, and said Home Equity Line Agreement and said Mortgage are hereby amended accordingly.

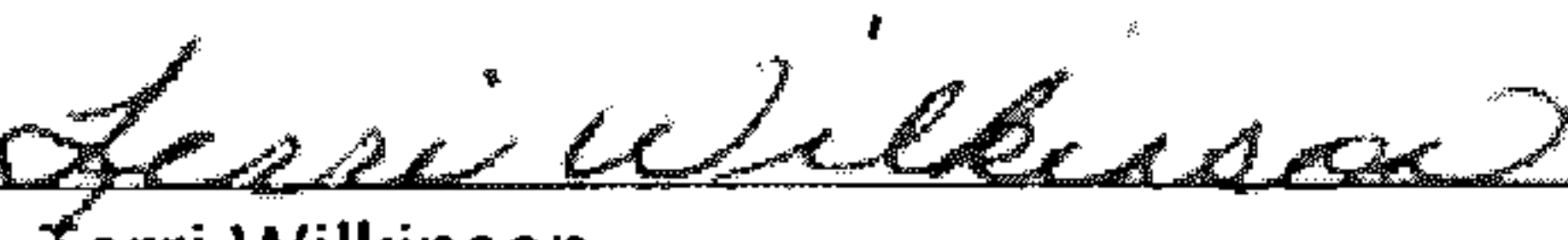
This Mortgage Modification Agreement supplements the Mortgage including all addendums and exhibits thereto, and all of the terms and conditions of the Mortgage apply to this Mortgage Modification Agreement; providing that to the extent there is a conflict between this Mortgage Modification Agreement and the Mortgage, the terms herein shall control. All capitalized terms used but not otherwise defined here, shall have the meanings assigned thereto in the Mortgage.

As of the date hereof, all of the provisions of this Mortgage Modification Agreement shall be deemed to be incorporated into and made a part of the Mortgage, and the Mortgage, as amended by this Mortgage Modification Agreement, shall be read, taken and construed as one and the same instrument. Except as otherwise expressly modified herein, the Mortgage shall remain in full force and effect and is hereby ratified.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and affixed his seal the day and year above first written; and **Synovus Bank** has caused this Agreement to be executed on its behalf, by its proper officers, duly authorized so to do, under the corporate seal, the day and year first above written.

Grantor: 
Lee Wideman

Grantor: 
Candice Wideman

By: **Synovus Bank**
Name: 
Terri Wilkinson
Title: Retail Lending Center Sr. Manager

Signed, sealed and delivered in the presence of:

Witness : Marie Walden


Notary Public: Patricia McCart
Muscogee County, Georgia
My Commission Expires: 07/28/2024



Exhibit "A"

Legal Description

THE FOLLOWING LANDS AND PROPERTY, TOGETHER WITH ALL IMPROVEMENTS
LOCATED THEREON, LYING IN SHELBY COUNTY, AL TO WIT:

LOT 3, ACCORDING TO THE SURVEY OF MEADOW BROOK, 4TH SECTOR, AS RECORDED
IN MAP BOOK 7, PAGE 67, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THIS BEING THE SAME PROPERTY CONVEYED TO LEE WIDEMAN AND CANDICE
WIDEMAN, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF
THEM, THEN TO THE SURVIVOR OF THEM IN FEE SIMPLE, DATED 09/30/2013 AND
RECORDED ON 10/30/2013 IN INSTRUMENT NO. 20131030000429050, IN THE SHELBY
COUNTY RECORDERS OFFICE.

PARCEL NO. 10 1 11 0 001 015.028

[Handwritten signature]
[Handwritten initials CW]



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/10/2022 02:37:40 PM
\$25.00 JOANN
20220310000100570

[Handwritten signature: Allie S. Bayl]