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03/31/2022 11:11:39 AM  
MORTAMEN 1/2

**RECORDATION REQUESTED BY:**

SouthPoint Bank  
Commercial Lending  
Birmingham, AL

**WHEN RECORDED MAIL TO:**

SouthPoint Bank  
Commercial Lending  
Birmingham, AL

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

**MODIFICATION OF MORTGAGE**



\*00000000015005934074003302022\*

**THIS MODIFICATION OF MORTGAGE** dated March 30, 2022, is made and executed between Nancy K Lindsay, not personally but as Trustee on behalf of Bruce M Key and Nancy Key Lindsay, Individually, (Part) and Jane M Key GST Exempt Trust F/B/O Nancy Key Lindsay, as established under the Last Will and Testament of Jane M. Key, deceased, Probate Case No, PR2008-0007868, Shelby County, Alabama, whose address is 3 Bellerive Knolls, Shoal Creek, AL 35242-5939 (referred to below as "Grantor") and SouthPoint Bank, whose address is Birmingham, AL (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated March 30, 2022 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded May 28, 2020 in Instrument #20200528000213050.

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

Lot138-A, according to the Survey of Resurvey of lots in Shoal Creek, as recorded in Map Book 7, Page 20, in the Probate Office of Shelby County, Alabama

The Real Property or its address is commonly known as 3 Bellerive Knolls, Birmingham, AL 35242.

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

The Mortgage, which originally was \$350,000.00, (on which any required taxes already have been paid), now is increased to \$450,000.00.

**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.

**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 30, 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:**

BRUCE M KEY AND NANCY KEY LINDSAY, INDIVIDUALLY, (PART) AND JANE M KEY GST EXEMPT TRUST F/B/O NANCY KEY LINDSAY, AS ESTABLISHED UNDER THE LAST WILL AND TESTAMENT OF JANE M. KEY, DECEASED, PROBATE CASE NO, PR2008-0007868, SHELBY COUNTY, ALABAMA

By: Nancy K Lindsay (Seal)  
Nancy K Lindsay, Trustee of Bruce M Key and  
Nancy Key Lindsay, Individually, (Part) and Jane M  
Key GST Exempt Trust F/B/O Nancy Key Lindsay,  
as established under the Last Will and Testament of  
Jane M. Key, deceased, Probate Case No,  
PR2008-0007868, Shelby County, Alabama

**LENDER:**

**SOUTHPOINT BANK**

x [Signature] (Seal)  
Authorized Signer

Loan No: 15005934

MODIFICATION OF MORTGAGE  
(Continued)

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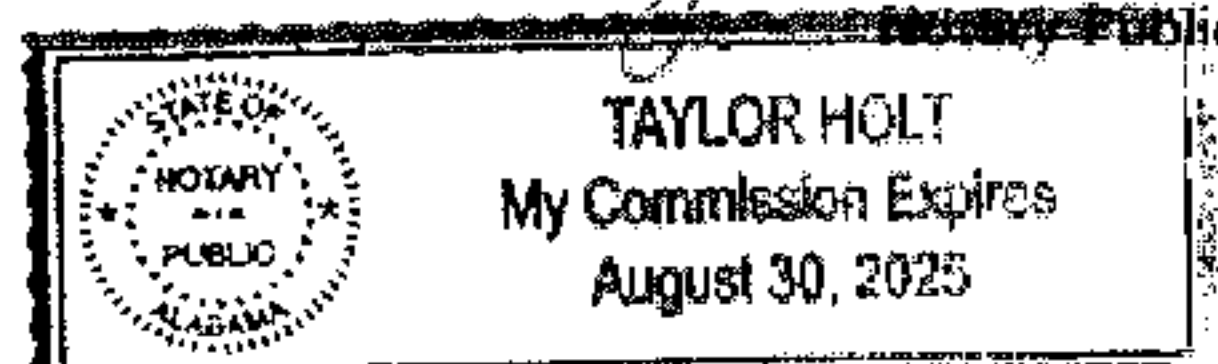
This Modification of Mortgage prepared by:

Name: G Johnston, Loan Specialists III  
Address: 3501 Grandview Parkway  
City, State, ZIP: Birmingham, AL 35243

## TRUST ACKNOWLEDGMENT

STATE OF Alabama )  
COUNTY OF Jefferson ) SS  
)

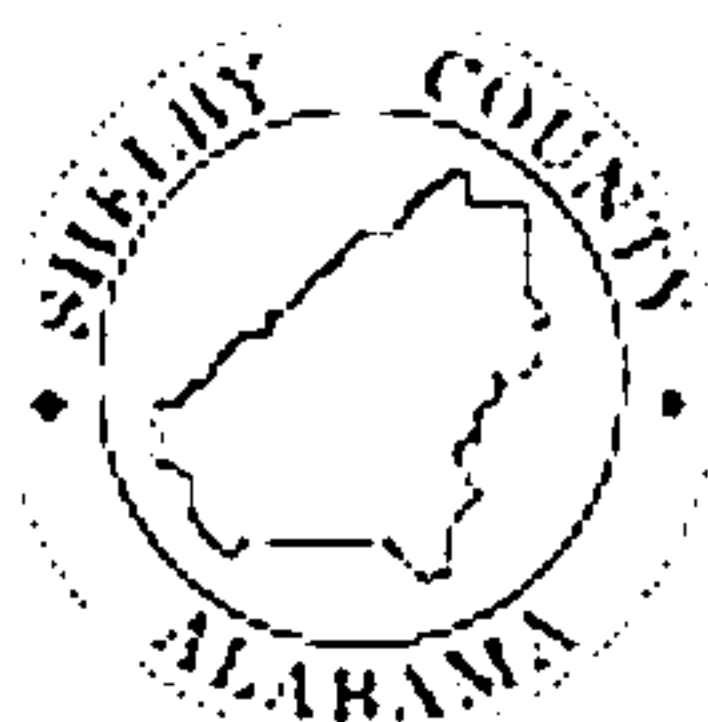
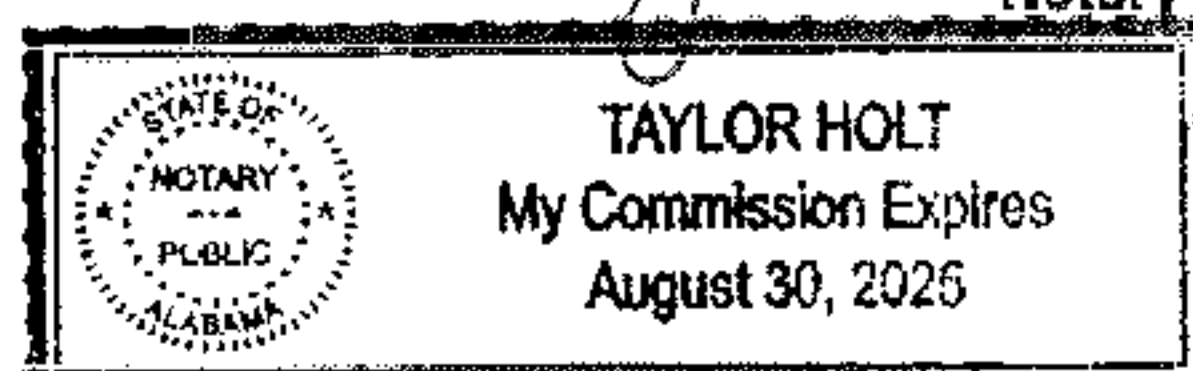
I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **Nancy K Lindsay, Trustee of Bruce M Key and Nancy Key Lindsay, Individually, (Part) and Jane M Key GST Exempt Trust F/B/O Nancy Key Lindsay, as established under the Last Will and Testament of Jane M. Key, deceased, Probate Case No. PR2008-0007868, Shelby County, Alabama,** a trust, 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 said Modification of Mortgage, he or she, as such authorized trustee or agent and with full authority, ~~executed the same~~ voluntarily for and as the act of said trust.

Given under my hand and official seal this 30<sup>th</sup> day of March, 20 22.My commission expires 8/30/2025

## 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 \_\_\_\_\_ whose name as \_\_\_\_\_ of **SouthPoint 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 \_\_\_\_\_ of **SouthPoint Bank**, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of March, 20 22.My commission expires 8/30/2025

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/31/2022 11:11:39 AM  
\$179.00 CHERRY  
20220331000131410

Allie S. Bayl