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04/13/2022 08:24:34 AM
MORTAMEN 1/3

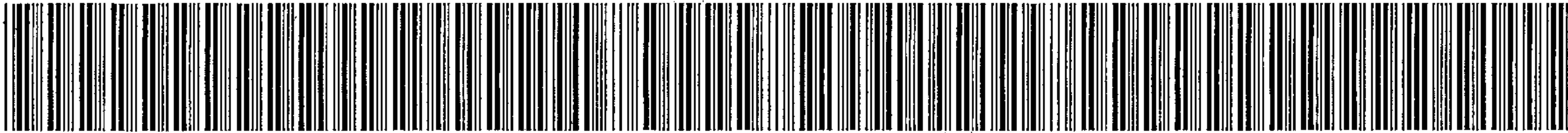
WHEN RECORDED MAIL TO:
SERVISFIRST BANK
2500 WOODCREST PLACE
BIRMINGHAM, AL 35209

SEND TAX NOTICES TO:
TOMMY E. BRAKEFIELD
MARY H. BRAKEFIELD
2061 BRAE TRAIL
BIRMINGHAM, AL 35242

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE

65000050-03



*000000000100140086%0740%03162022%*****

THIS MODIFICATION OF MORTGAGE dated March 16, 2022, is made and executed between TOMMY E. BRAKEFIELD, whose address is 2061 BRAE TRAIL, BIRMINGHAM, AL 35242 and MARY H. BRAKEFIELD, whose address is 2061 BRAE TRAIL, BIRMINGHAM, AL 35242; Husband and Wife (referred to below as "Grantor") and ServisFirst Bank, whose address is 2500 WOODCREST PLACE, BIRMINGHAM, AL 35209 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated October 29, 2020 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

MORTGAGE RECORDED FEBRUARY 15, 2021 INSTRUMENT NUMBER 20210215000076320

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

THE FOLLOWING DESCRIBED LAND IN THE CITY OF BIRMINGHAM, COUNTY OF SHELBY, STATE OF ALABAMA, TO-WIT: LOT 16, ACCORDING TO THE 2ND AMENDED PLAT OF BRAE SECTOR OF GREYSTONE FARMS, AS RECORDED IN MAP BOOK 19, PAGE 141, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. THIS BEING THE SAME PROPERTY CONVEYED TO TOMMY E. BRAKEFIELD AND MARY H. BRAKEFIELD, AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP, AS TENANTS IN COMMON, DATED 07/30/2004 AND RECORDED ON 08/10/2004 IN INSTRUMENT NO. 20040810000449340, IN THE SHELBY COUNTY RECORDERS OFFICE. PARCEL NO. 03 8 33 0 005 016.000, Order Number: 6508858, Address: 2061 BRAE TRAIL, BIRMINGHAM, AL

The Real Property or its address is commonly known as 2061 BRAE TRL, BIRMINGHAM, AL 35242.

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

The principal amount of the Mortgage, which was \$200,000.00 (on which any required taxes already have been paid), now is increased to \$500,000.00. Current amount of indebtedness is ~~\$1.00~~ \$500,000.00

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 hereby ratifies and affirms that Grantor's liability shall continue in full force and effect through and including the Note's now extended maturity date and that Grantor has no defenses, setoffs, or other claims against Lender arising out of this credit facility. If it is determined that any other person or entity other than Lender shall have a lien, encumbrance, or claim of any type which has a legal priority over any term of this Modification, the original terms of the Note and Mortgage shall be severable from this Modification and separately enforceable from the terms thereof as modified hereby in accordance with their original terms, and Lender shall maintain all legal or equitable priorities which were in existence before the date of execution of this Modification. It is understood by and is the intention of the parties hereto that any legal or equitable priorities of Lender over any party which were in existence before the date of execution of this Modification shall remain in effect after the execution of this Modification.

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 16, 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 Tommy E. Brakefield 3/16/2022 (Seal)
TOMMY E. BRAKEFIELD

X Mary H. Brakefield (Seal)
MARY H. BRAKEFIELD

LENDER:

SERVISFIRST BANK

X Kiley Elmore (Seal)
KILEY ELMORE, Vice President

Loan No: 100140086

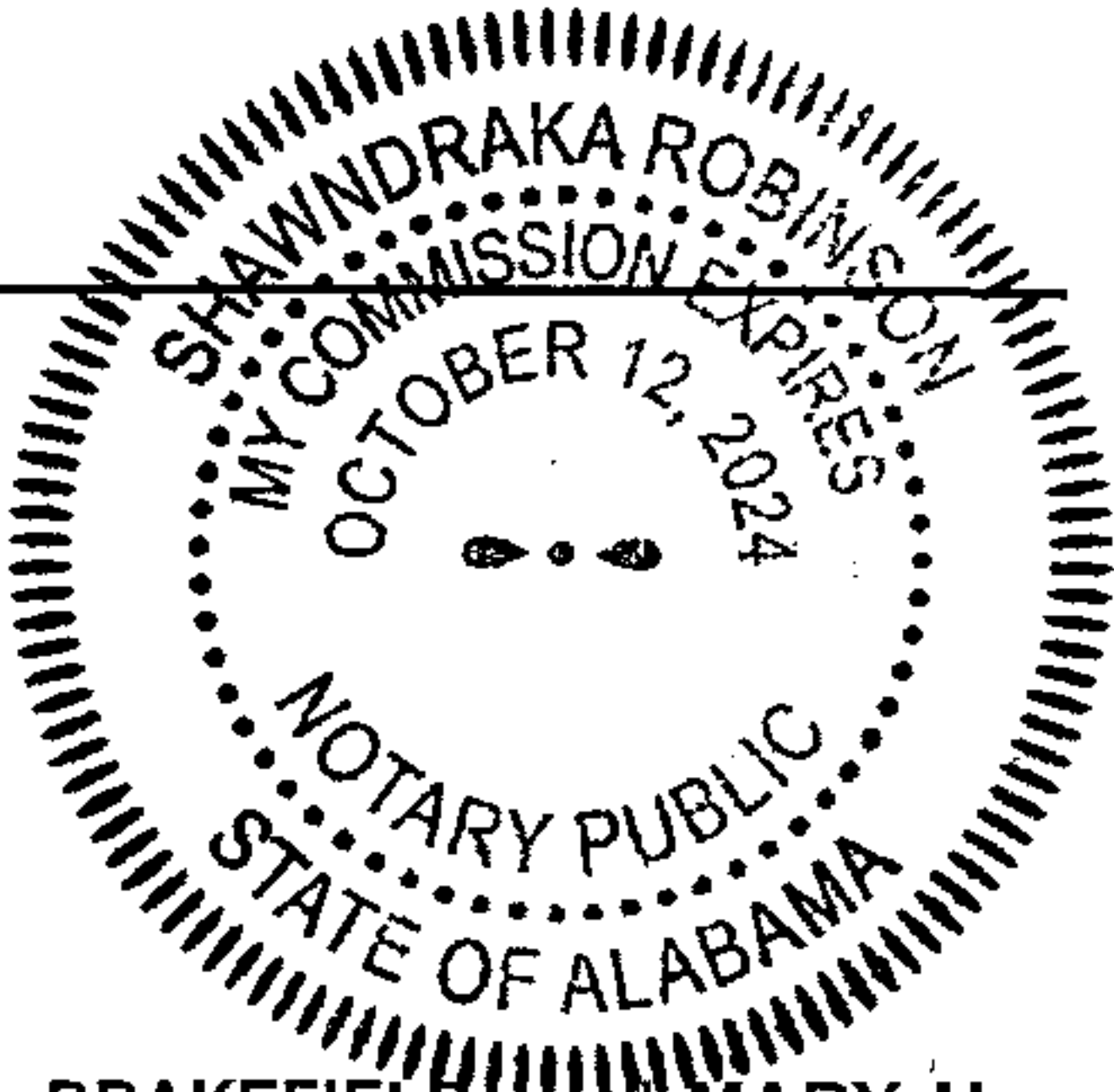
MODIFICATION OF MORTGAGE
(Continued)

This Modification of Mortgage prepared by:

Name: CANDICE LEFFEL
Address: 2500 WOODCREST PLACE
City, State, ZIP: BIRMINGHAM, AL 35209

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 TOMMY E. BRAKEFIELD and MARY H. BRAKEFIELD, 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 10th day of March, 2022
Shawndra Robinson
Notary Public
My commission expires 10/12/2024

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 KILEY ELMORE whose name as Vice President of ServisFirst 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 ServisFirst Bank, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 10th day of March, 2022
Shawndra Robinson
Notary Public
My commission expires 10/12/2024

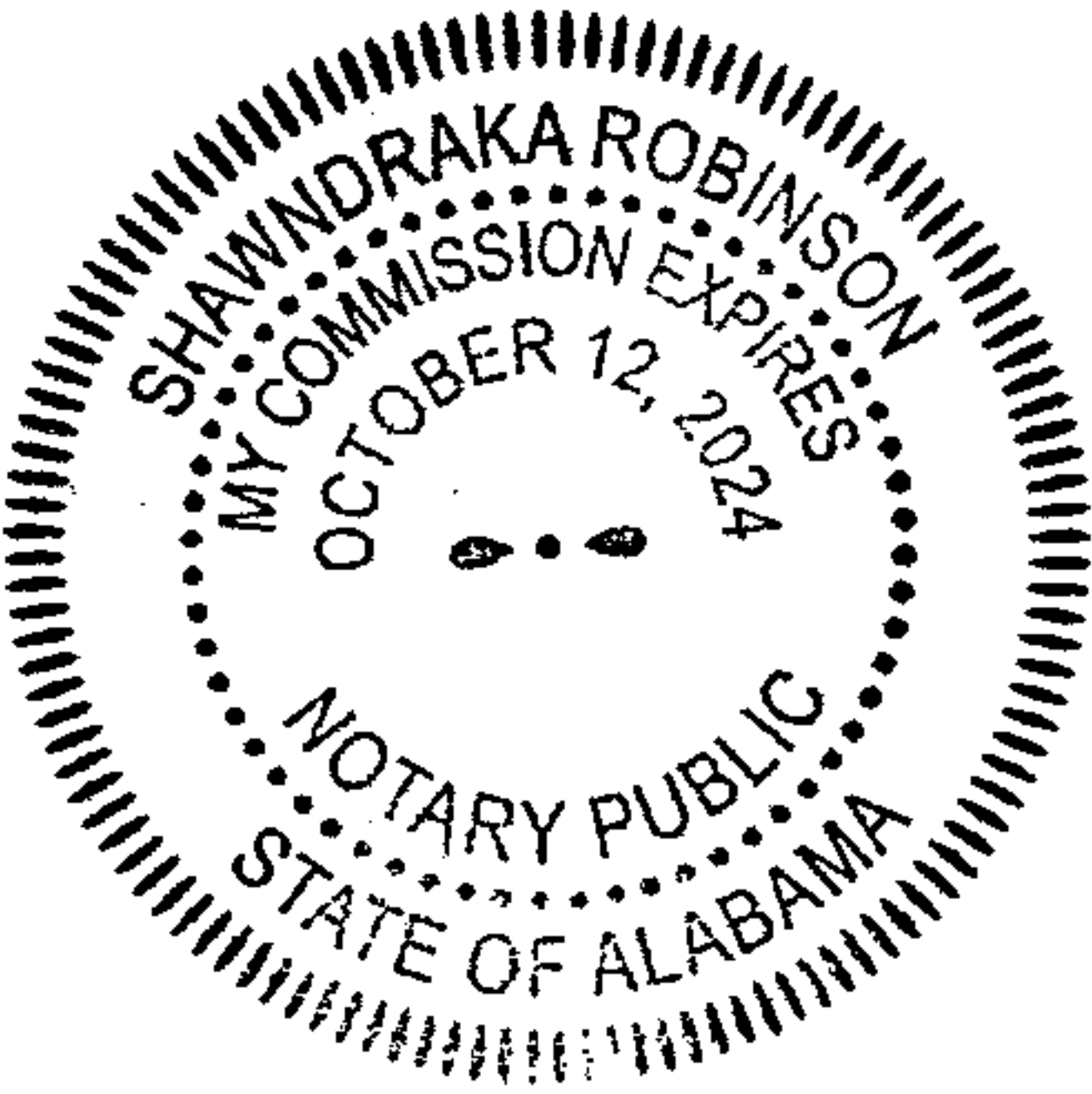


EXHIBIT A

THE FOLLOWING DESCRIBED LAND IN THE CITY OF BIRMINGHAM,
COUNTY OF SHELBY, STATE OF ALABAMA, TO-WIT:

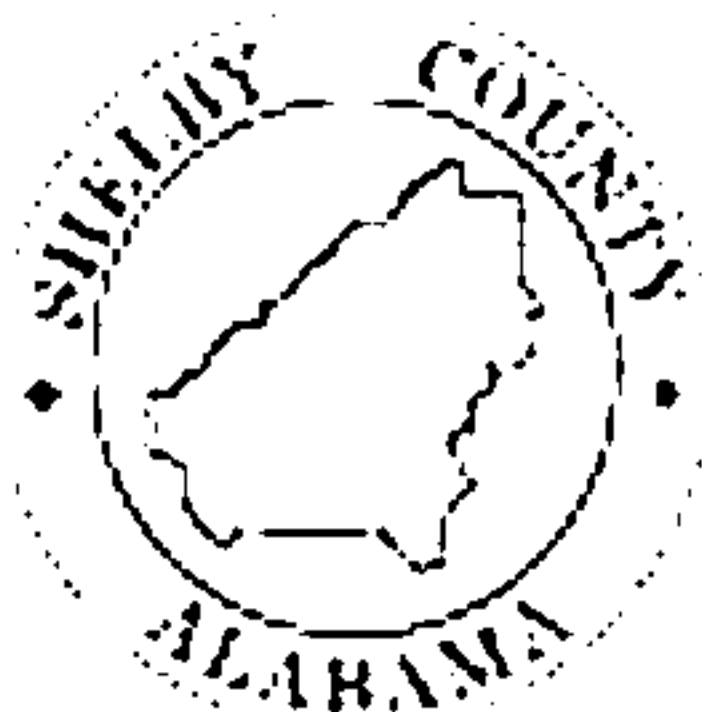
LOT 16, ACCORDING TO THE 2ND AMENDED PLAT OF BRAE
SECTOR OF GREYSTONE FARMS, AS RECORDED IN MAP BOOK 19,
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THIS BEING THE SAME PROPERTY CONVEYED TO TOMMY E.
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PARCEL NO. 03 8 33 0 005 016.000

Order Number: 6508858

Address: 2061 BRAE TRAIL, BIRMINGHAM, AL



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/13/2022 08:24:34 AM
\$478.00 CHERRY
20220413000151520

Allen S. Bayl