

RECORDATION REQUESTED BY:

CADENCE BANK
Bus Bkg AL Bham Main
2100 Third Avenue North Suite 1100
Birmingham, AL 35203



20220421000163580 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
04/21/2022 09:43:51 AM FILED/CERT

WHEN RECORDED MAIL TO:

CADENCE BANK
LOAN OPERATIONS
3500 Colonnade Parkway, Ste 600
Birmingham, AL 35243

SEND TAX NOTICES TO:

Acton Investments, LLC
193 Cahaba Valley Pkwy
Pelham, AL 35124

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

CADENCE

BANK

MODIFICATION OF MORTGAGE

Notice: This Modification of Mortgage does not secure new indebtedness or an increased amount of debt under the Note (as defined below).

THIS MODIFICATION OF MORTGAGE dated February 3, 2022, is made and executed between Acton Investments, LLC, whose address is 193 Cahaba Valley Pkwy, Pelham, AL 35124 (referred to below as "Grantor") and CADENCE BANK, whose address is 2100 Third Avenue North Suite 1100, Birmingham, AL 35203 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated October 15, 2019 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

A mortgage in the amount of \$555,500.00 dated October 15, 2019 and recorded on October 24, 2019 in Instrument #20191024000392690 1/8.

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

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

The Real Property or its address is commonly known as 2007 Old Montgomery Highway, Birmingham, AL 35244. The Real Property tax identification number is 11-7-25-4-002-006.000.

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

The terms of said Note 22236781 secured by this deed have now been modified such that the amount is decreasing from \$555,500.00 to the new amount of \$290,453.63.

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 endorsers 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.

LENDER ACKNOWLEDGMENT

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON) SS
)



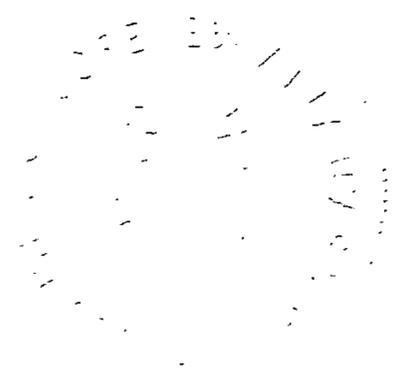
20220421000163580 3/4 \$32.00
Shelby Cnty Judge of Probate, AL
04/21/2022 09:43:51 AM FILED/CERT

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Josh Thaggard
whose name as S.U.P. Business Bank of CADENCE 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 CADENCE BANK, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 3RD day of FEBRUARY, 2022
Joseph A. [Signature]
Notary Public

My commission expires 9-1-2024

My Commission Expires
September 1, 2024





20220421000163580 4/4 \$32.00
Shelby Cnty Judge of Probate, AL
04/21/2022 09:43:51 AM FILED/CERT

 STATEWIDE TITLE	TITLE REPORT
	ISSUED BY: Statewide Title Services, Inc.
EXHIBIT "A"	1 Perimeter Park South Suite 440S Birmingham, AL 35243

File Number: E-2914
File Name: Acton Investments, LLC
County: Shelby
Address: 2007 Old Montgomery Highway, Birmingham, AL 35244
Reference Number:

Legal Description

Lot 6, according to the Riverchase Trade Center, as Recorded in Map Book 12, Page 24, in the Probate Office of Shelby County, Alabama.