

Bryant Bank
Columbiana
21290 Hwy 25
Columbiana, AL 35051

WHEN RECORDED MAIL TO:

Bryant Bank
P.O. Office Box 2087
Birmingham, AL 35201

SEND TAX NOTICES TO:

Myra C Howell
PO Box 1893
Columbiana, AL 35051

BRYANT BANK

6000299958

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE



#####%0740%05022022%#####

THIS MODIFICATION OF MORTGAGE dated May 2, 2022, is made and executed between Myra C Howell; a married woman (referred to below as "Grantor") and Bryant Bank, whose address is 21290 Hwy 25, Columbiana, AL 35051 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated May 1, 2017 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Mortgage dated 5/1/17 and recorded on 5/3/17 by Instrument Number 20170503000153690 in the Office of the Judge of Probate of Shelby County, Alabama.

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 Mortgage and made a part of this Mortgage as if fully set forth herein.

Myra Cash Howell and Myra C Howell are one and the same person

The Real Property or its address is commonly known as 801 Mooney Road, Columbiana, AL 35051.

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

The purpose of this Modification is to add the following Future Advances or Re-Advances language:

Future Advances or Re-Advances language: In addition to the Note, this Mortgage secures all other indebtedness of the Grantor to the Lender whether or not such indebtedness exists at the time this Mortgage is executed by the Grantor, including future advances or re-advances of indebtedness made by Lender, and whether or not such indebtedness is primary or secondary, direct or indirect, contingent or absolute, matured or un-matured, as guarantor or otherwise, joint or several, and otherwise secured or not. This Mortgage secures, in addition to the amounts specified in the Note, future advances or re-advances in an unlimited amount, including any renewal, extension, modification or increase, together with all interest thereon, which Lender may make pursuant to the terms and conditions of the Note or any other note, loan agreement, security agreement, mortgage, deed of trust, collateral pledge agreement, contract, assignment, or any other instrument or agreement of any kind now or hereafter existing as security for or executed in connection with this or any related indebtedness.

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 MAY 2, 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 Myra C. Howell (Seal)
Myra C. Howell

LENDER:

BRYANT BANK

x Inella Torrance (Seal)
Inella Torrance, Loan Officer

This Modification of Mortgage prepared by:

Name: Mary Hudson
Address: 21290 Hwy 25
City, State, ZIP: Columbiana, AL 35051

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama)
COUNTY OF Shelby) ss
)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Myra C Howell, a married woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Modification, he or she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of May 2022.

My Commission Expires

My commission expires August 7, 2022

Inella Torrance
Notary Public

LENDER ACKNOWLEDGMENT

STATE OF Alabama

COUNTY OF Shelby

)
) SS
)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Inella Torrance whose name as Loan Officer 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 Loan Officer of Bryant Bank, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 2 day of May, 2022.

Casey Dooley
Notary Public

My commission expires May 19, 2024

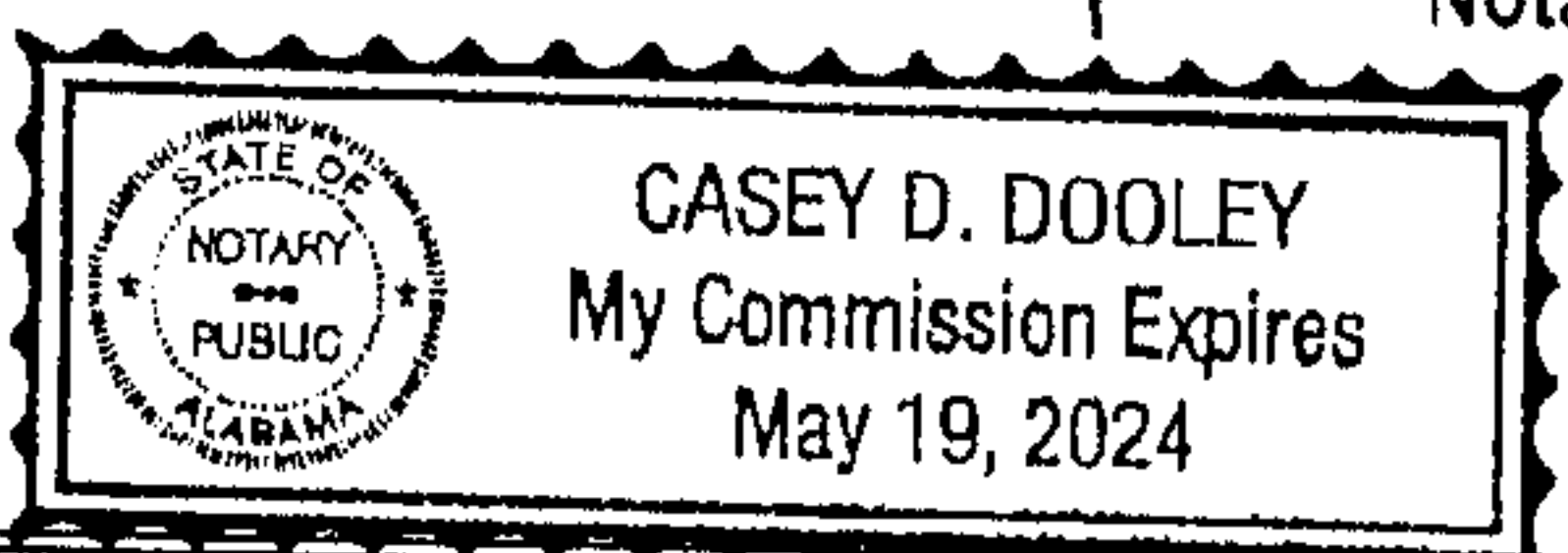


EXHIBIT "A"

A parcel of land being situated in the Southeast Quarter of the Northeast Quarter of Section 36, Township 21 south, Range 1 West, more particularly described as follows: Commence at the Northeast corner of the Southeast quarter of the Northeast quarter of Section 36, Township 21 South, Range 1 West, for a point of beginning; thence run South along the East line for a distance of 1012.7 feet to a point on the northerly right of way line of a county paved road; thence run North 53 degrees 24 minutes West along said road right of way for a distance of 357.4 feet; thence run North 6 degrees 12 minutes 24 seconds East for a distance of 804.1 feet to a point on the North line of said forty; thence run North 89 degrees 56 minutes East along said forty line for a distance of 200.0 feet to the point of beginning.

LESS AND EXCEPT one acre of land more particularly described as follows: Begin at the Northeast corner of the Southeast quarter of the Northeast quarter, Section 36, Township 21 South, Range 1 West and run South along the East boundary line of said Section 36, a distance of 523.73 feet to the point of beginning; thence turn angle of 90 degrees 00 minutes to the right and run West a distance of 65.0 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and run South a distance of 207.26 feet to a point; thence turn an angle of 37 degrees 35 minutes 36 seconds to the right and run South 37 degrees 35 minutes 36 seconds West a distance of 187.44 feet to a point on the Northeast right of way line of County Highway 78; thence turn an angle of 90 degrees 00 minutes 36 seconds to the left and run South 53 degrees 24 minutes 00 seconds East along the said right of way line a distance of 223.39 feet to a point; thence turn an angle of 126 degrees 36 minutes 00 seconds to the left and run North a distance of 488.97 feet to the point of beginning; being situated in Shelby County, Alabama.

Myra C Howell
Myra C. Howell



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/03/2022 11:31:00 AM
\$31.00 JOANN
20220503000180640

Allie S. Bayl