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MORTAMEN 1/3

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This instrument was prepared by Deanna Harmon, CommerceOne Bank, 2100 Southbridge Pkwy, Ste.385, Birmingham, AL 35209

MODIFICATION OF MORTGAGE

DATE AND PARTIES. The date of this Real Estate Modification (Modification) is September 1, 2022. The parties and their addresses are:

MORTGAGOR:

RENTAL RESOURCE GROUP LLC
An Alabama Limited Liability Company
P.O. Box 824
Helena, AL 35080-0000

LENDER:

COMMERCEONE BANK
Organized and existing under the laws of Alabama
2100 SouthBridge Parkway
Suite 385
Birmingham, AL 35209

1. BACKGROUND. Mortgagor and Lender entered into a security instrument dated 9/14/2018 and recorded on 9/20/2018 (Security Instrument). The Security Instrument was recorded in the records of Shelby County, Alabama at Instrument 20180920000337520 and covered the following described Property:

Lots 4, 20, 23, 25, 28, 29, 44, 45, 46 & 47, according tot he Amended Plat of Calera Commons Townhomes as recorded in Map Book 38, Page 62, In the Probate Office of Shelby County, Alabama.

The property is located in Shelby County at 159, 171, 179, 191, 195 Apricot Lane & 501, 505, 509, 553 Castlebury Lane & 113 Danbury Lane, Calera, Alabama 35040.

2. MODIFICATION. For value received, Mortgagor and Lender agree to modify the Security Instrument as provided for in this Modification.

The Security Instrument is modified as follows:

A. Maximum Obligation Limit. The maximum obligation provision of the Security Instrument is modified to read:



(1) Maximum Obligation Limit. The total principal amount secured by this Security Instrument at any one time and from time to time will not exceed \$800,000.00. Any limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.

B. Secured Debt. The secured debt provision of the Security Instrument is modified to read:

(1) Secured Debts. The term "Secured Debts" includes and this Security Instrument will secure each of the following:

(a) Specific Debts. The following debts and all extensions, renewals, refinancings, modifications and replacements. A promissory note or other agreement, No. 400010610, dated September 14, 2018, from Mortgagor to Lender, with a modified loan amount of \$800,000.00 and maturing on September 1, 2027.

(b) Sums Advanced. All sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

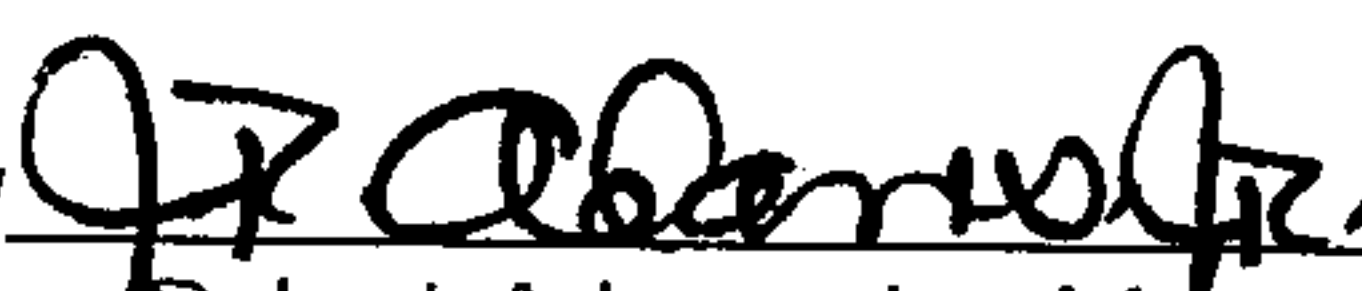
3. WARRANTY OF TITLE. Mortgagor warrants that Mortgagor continues to be lawfully seized of the estate conveyed by the Security Instrument and has the right to grant, bargain, convey, sell and mortgage with the power of sale the Property. Mortgagor also warrants that the Property is unencumbered, except for encumbrances of record.

4. CONTINUATION OF TERMS. Except as specifically amended in this Modification, all of the terms of the Security Instrument shall remain in full force and effect.

SIGNATURES. By signing under seal, Mortgagor agrees to the terms and covenants contained in this Modification. Mortgagor also acknowledges receipt of a copy of this Modification.

MORTGAGOR:

Rental Resource Group LLC

By  (Seal)
Jerry Robert Adams, Jr., Managing Member

Date 9/1/22

LENDER:

CommerceOne Bank

By  (Seal)
Tom Chelewski, Senior Vice President

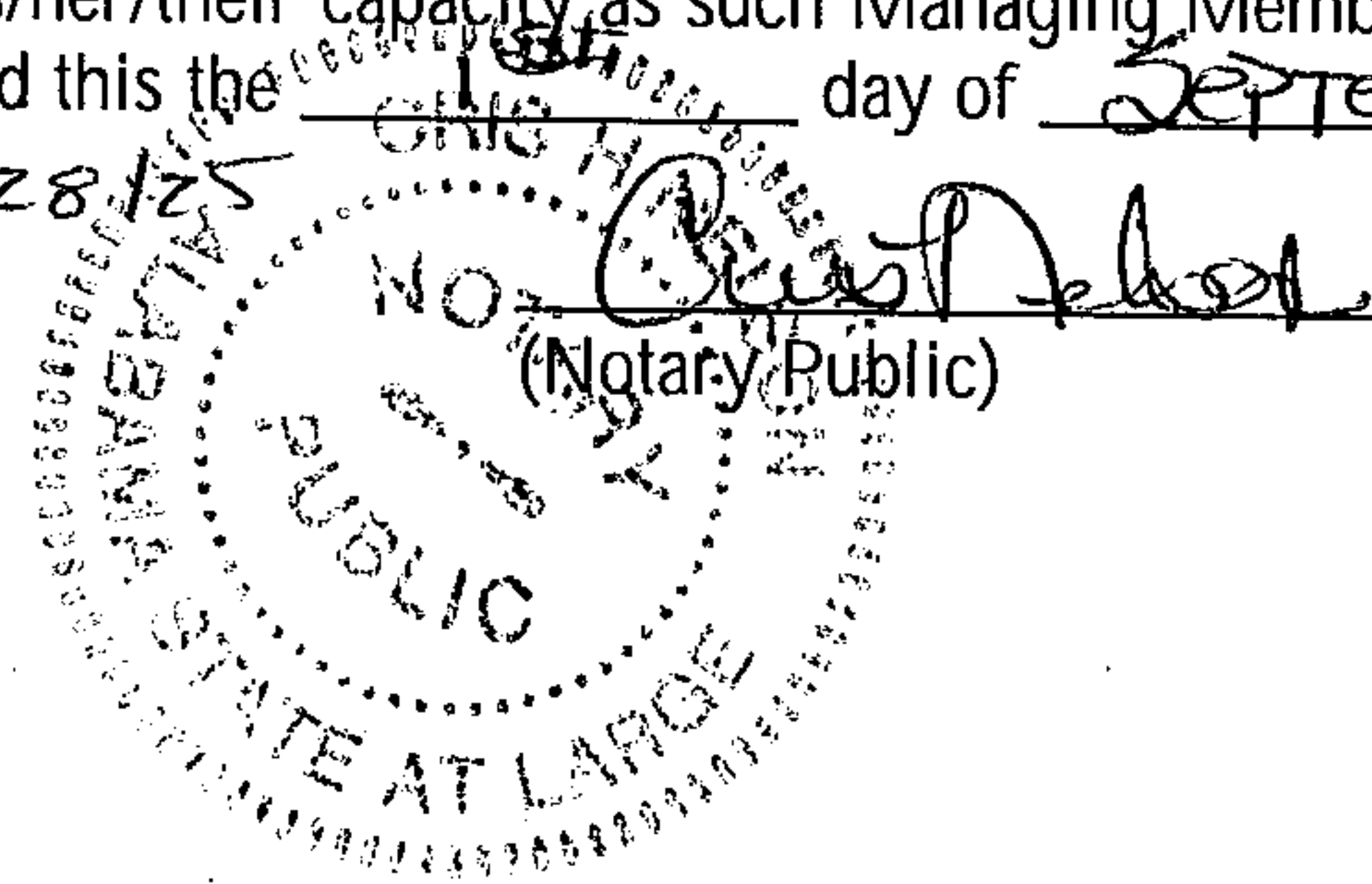
Date 9/1/22

ACKNOWLEDGMENT.

State OF Alabama, County OF Shelby ss.

I, Cris Nelson, a notary public, in and for said County in said State, hereby certify that Jerry Robert Adams, Jr., whose name(s) as Managing Member of the Rental Resource Group LLC, a Limited Liability Company, is/are signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she/they, in his/her/their capacity as such Managing Member, executed the same voluntarily on the day the same bears date. Given under my hand this the 1st day of September, 2022.

My commission expires: 6/28/25



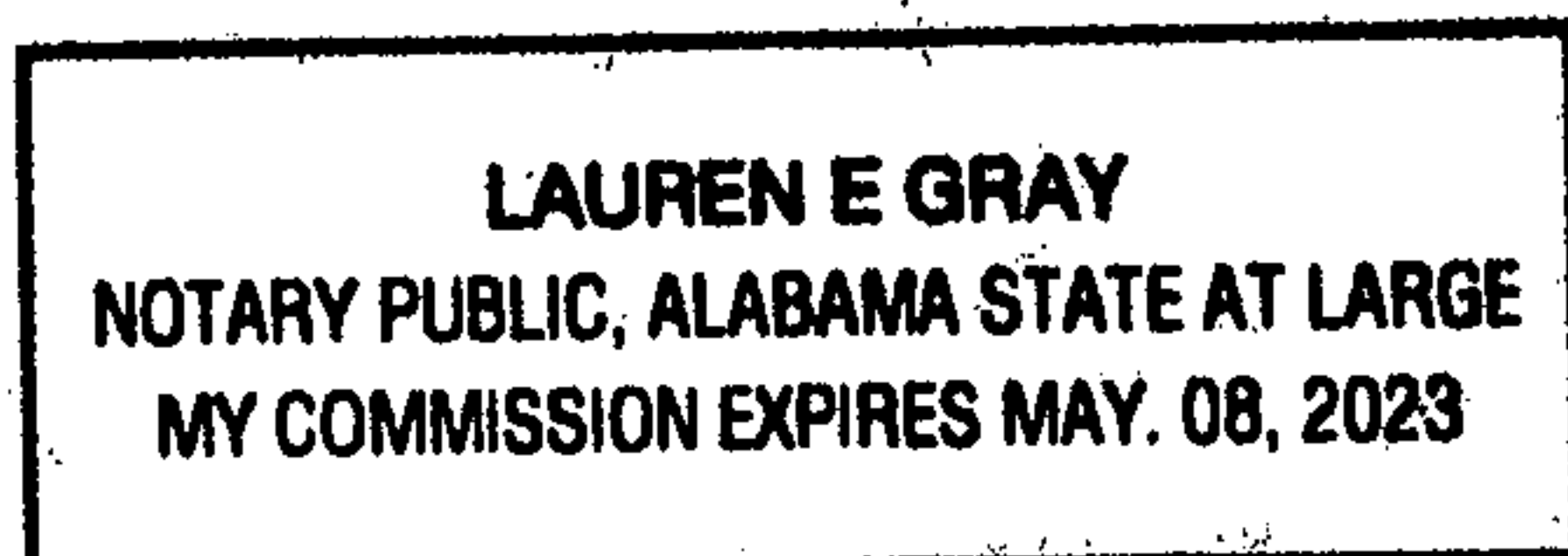
(Lender Acknowledgment)

State OF Alabama, County OF Jefferson ss.

I, Lauren Gray, a notary public, in and for said County in said State, hereby certify that Tom Chelewski, whose name(s) as Senior Vice President of CommerceOne Bank, a corporation, is/are signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she/they, as such officer(s) and with full authority, executed the same voluntary for and as the act of said corporation. Given under my hand this the 1 day of September, 2022.

My commission expires:

Lauren Gray
(Notary Public)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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