

20221117000426290
11/17/2022 02:02:23 PM
MODMORT 1/5

County Division Code: AL039 Inst. # 2022117411 Pages: 1 of 5 I certify this instrument filed on: 11/17/2022 1:39 PM
Doc: MTG Judge of Probate Jefferson County, AL Rec: \$29.00
Clerk: GBBESS

RECORDATION REQUESTED BY:
Bryant Bank
Cahaba Village
2700 Cahaba Village
Mountain Brook, AL 35243

WHEN RECORDED MAIL TO:
Bryant Bank
P.O. Office Box 2087
Birmingham, AL 35201

SEND TAX NOTICES TO:
Gateway Group Enterprises Inc., an Alabama corporation, as
Trustee of the 16 21st Ct NW, Trust (Parcel 1), 925
Meadowbrook Dr. Trust (Parcel 2), 520 Grant St, Trust (Parcel
3), 625 Callahan Rd, Trust (Parcel 4),1808 Stone Rd, Trust
(Parcel 5), 1120 10th Ct, Trust (Parcel 7), 837 Alden Avenue,
Trust (Parcel 9), 1429 Freda Drive, Trust (Parcel 11), 1416
Montview Rd, Trust (Parcel 13), 154 Foust Avenue, Trust
(Parcel 14), 509 7th Street South, Trust (Parcel 15), 405
Bearden Road, Trust (Parcel 16)

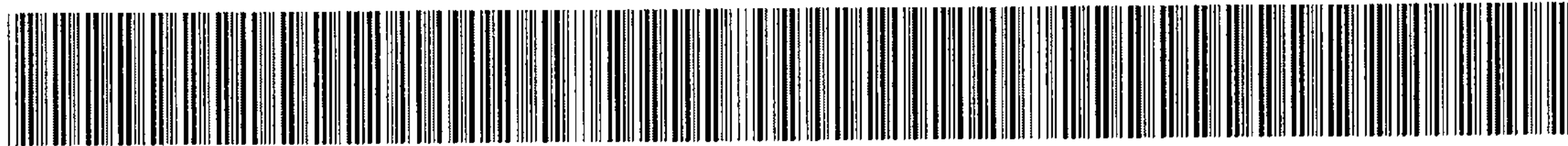
STATE OF ALABAMA - JEFFERSON COUNTY
I hereby certify that no mortgage tax or deed tax
has been collected on this instrument
Judge of Probate
NO TAX COLLECTED.

270 Doug Baker Blvd Ste 700-276
Birmingham, AL 35242-0000

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE



#####%0740%11042022%#####

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 November 4, 2022, is made and executed between Gateway Group Enterprises Inc., an Alabama corporation, as Trustee of the 16 21st Ct NW, Trust (Parcel 1), 925 Meadowbrook Dr. Trust (Parcel 2), 520 Grant St, Trust (Parcel 3), 625 Callahan Rd, Trust (Parcel 4), 1808 Stone Rd, Trust (Parcel 5), 1120 10th Ct, Trust (Parcel 7), 837 Alden Avenue, Trust (Parcel 9),1429 Freda Drive, Trust (Parcel 11),1416 Montview Rd, Trust (Parcel 13), 154 Foust Avenue, Trust (Parcel 14), 509 7th Street South, Trust (Parcel 15), 405 Bearden Road, Trust (Parcel 16) (referred to below as "Grantor") and Bryant Bank, whose address is 2700 Cahaba Village, Mountain Brook, AL 35243 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated July 19, 2019 (the "Mortgage") which has been recorded in Jefferson/Shelby County, State of Alabama, as follows:

Mortgage recorded 10-29-19 in Inst. # 2019113086 in the Office of the Judge of Probate Jefferson County

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

See the exhibit or other description document which is attached to this Mortgage and made a part of this Mortgage as if fully set forth herein.

MORTGAGE AND DEEDS BEING FILED SIMULTANEOUSLY

The Real Property or its address is commonly known as 16 21st Ct NW, Birmingham, AL 35215 (Parcel 1), 925 Meadowbrook Dr, Birmingham, AL 35215 (Parcel 2), 520 Grant St, Birmingham, AL 35228 (Parcel 3), 625 Callahan Rd, Birmingham, AL 35215 (Parcel 4), 1808 Stone Rd, Birmingham, AL 35228 (Parcel 5), 1120 10th Ct, Pleasant Grove, AL 35127 (Parcel 7), 837 Alden Avenue, Birmingham, AL 35228 (Parcel 9),

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**MODIFICATION OF MORTGAGE
(Continued)**

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1429 Freda Drive, Birmingham, AL 35228 (Parcel 11), 1416 Montview Rd, Birmingham, AL 35228 (Parcel 13), 154 Foust Avenue, Bessemer, AL 35023 (Parcel 14), 509 7th Street South (Parcel 15) and 405 Bearden Road, Pelham, AL 35124 (Parcel 16), Bessemer, AL 35023.

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

The purpose of this Modification is to add real property located at 405 Bearden Road Pelham, AL 35124

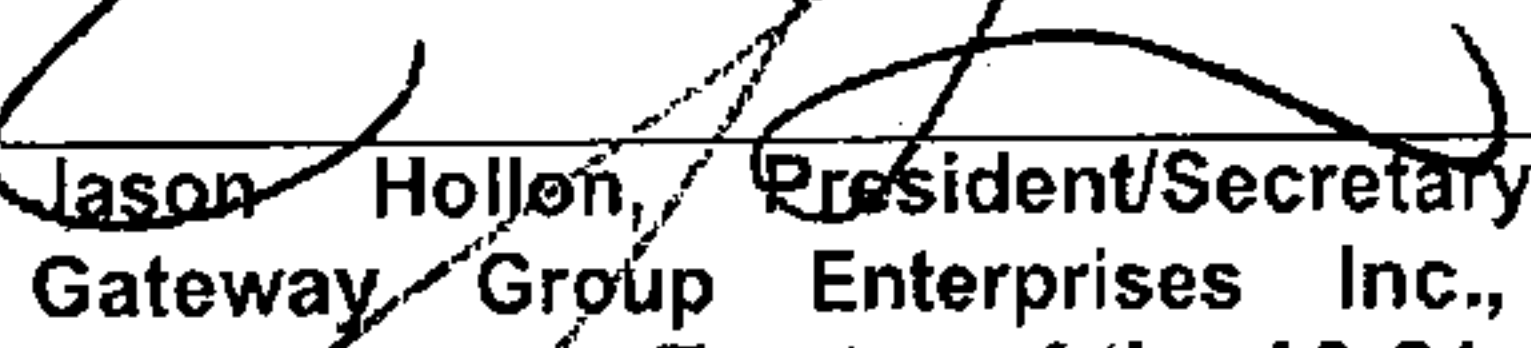
CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right 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.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED NOVEMBER 4, 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.

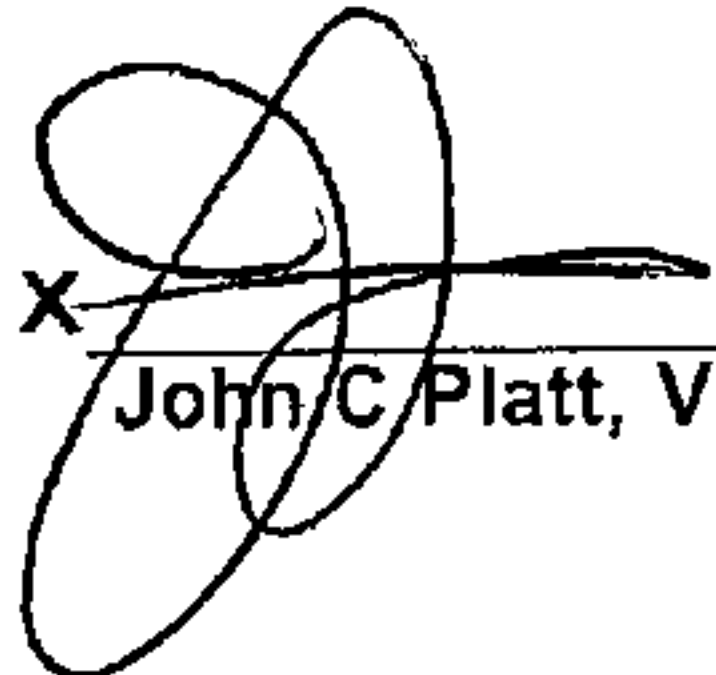
GRANTOR:

GATEWAY GROUP ENTERPRISES INC., AN ALABAMA CORPORATION, AS TRUSTEE OF THE 16 21ST CT NW, TRUST (PARCEL 1), 925 MEADOWBROOK DR, TRUST (PARCEL 2), 520 GRANT ST, TRUST (PARCEL 3), 625 CALLAHAN RD, TRUST (PARCEL 4), 1808 STONE RD, TRUST (PARCEL 5), 1120 10TH CT, TRUST (PARCEL 7), 837 ALDEN AVENUE, TRUST (PARCEL 9), 1429 FRED A DRIVE, TRUST (PARCEL 11), 1416 MONTVIEW RD, TRUST (PARCEL 13), 154 FOUST AVENUE, TRUST (PARCEL 14), 509 7TH STREET SOUTH, TRUST (PARCEL 15), 405 BEARDEN ROAD, TRUST (PARCEL 16)

By:  (Seal)
Jason Hollen, President/Secretary/Treasurer of Gateway Group Enterprises Inc., an Alabama corporation, as Trustee of the 16 21st Ct NW, Trust (Parcel 1), 925 Meadowbrook Dr. Trust (Parcel 2), 520 Grant St, Trust (Parcel 3), 625 Callahan Rd, Trust (Parcel 4), 1808 Stone Rd, Trust (Parcel 5), 1120 10th Ct, Trust (Parcel 7), 837 Alden Avenue, Trust (Parcel 9), 1429 Freda Drive, Trust (Parcel 11), 1416 Montview Rd, Trust (Parcel 13), 154 Foust Avenue, Trust (Parcel 14), 509 7th Street South, Trust (Parcel 15), 405 Bearden Road, Trust (Parcel 16)

LENDER:

BRYANT BANK

X  (Seal)
John C. Platt, Vice President

MODIFICATION OF MORTGAGE
(Continued)

Pago 3

This Modification of Mortgage prepared by:

Name: Angela Washington
Address: 2700 Cahaba Village
City, State, ZIP: Mountain Brook, AL 35243

CORPORATE ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF Shelby)



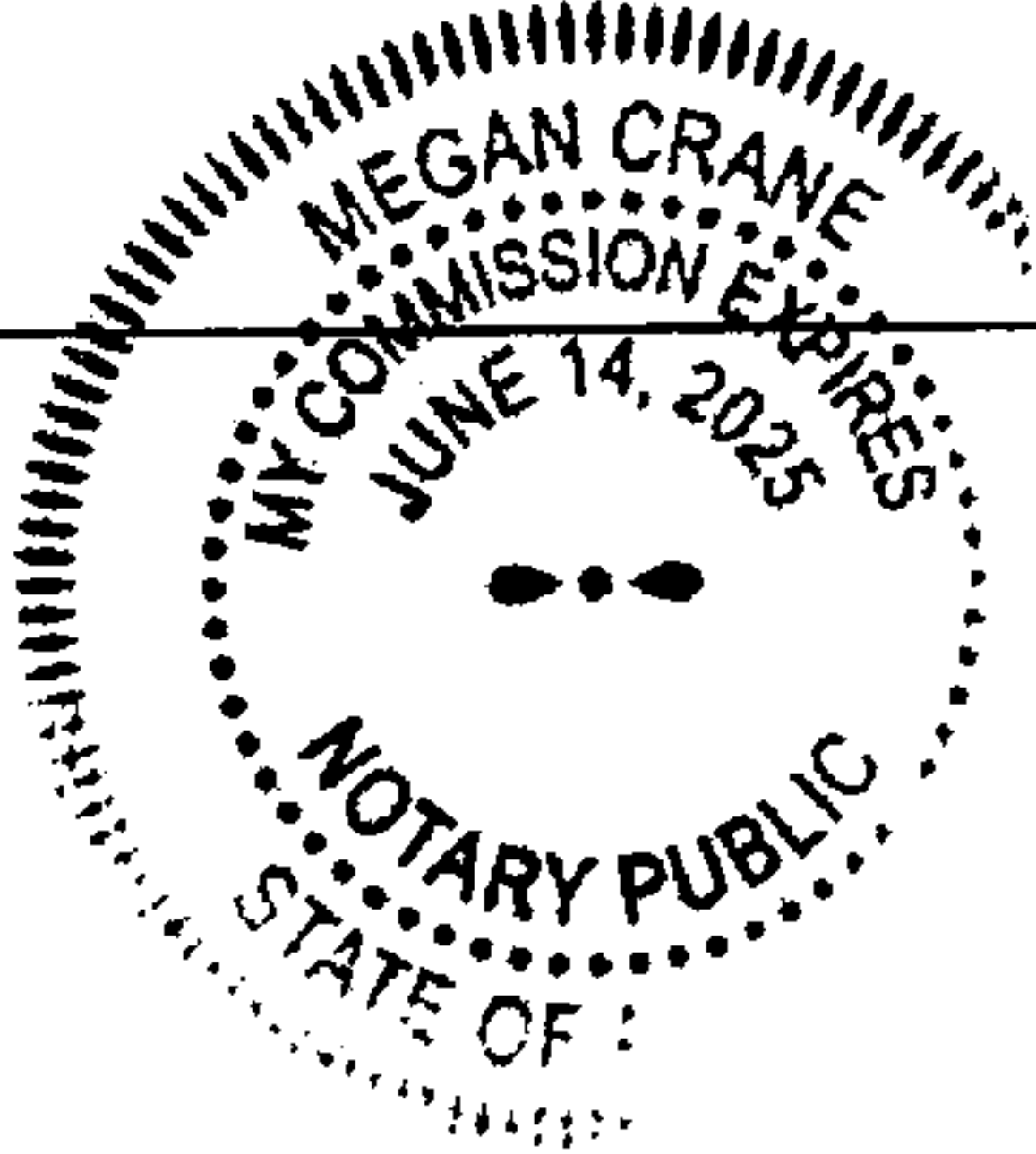
I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Jason Hollon, President/Secretary/Treasurer of Gateway Group Enterprises Inc., an Alabama corporation, as Trustee of the 16 21st Ct NW, Trust (Parcel 1), 925 Meadowbrook Dr. Trust (Parcel 2), 520 Grant St, Trust (Parcel 3), 625 Callahan Rd, Trust (Parcel 4), 1808 Stone Rd, Trust (Parcel 5), 1120 10th Ct, Trust (Parcel 7), 837 Alden Avenue, Trust (Parcel 9), 1429 Freda Drive, Trust (Parcel 11), 1416 Montview Rd, Trust (Parcel 13), 154 Foust Avenue, Trust (Parcel 14), 509 7th Street South, Trust (Parcel 15), 405 Bearden Road, Trust (Parcel 16), a corporation, 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 4 day of November, 2022.
Megan Crane
Notary Public

My commission expires 6/14/25

LENDER ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF Shelby)



I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that John C Platt whose name as Vice President 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 Vice President of Bryant Bank, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 4 day of November, 2022.
Megan Crane
Notary Public

My commission expires 6/14/25

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EXHIBIT A

The Land is described as follows:
Gateway Group

Parcel 1 16 21st Ct NW

Part of the NE 1/4 of the SW 1/4 of Section 18, Township 16 South, Range 1 West, situated in Jefferson County, Alabama, more particularly described as follows:

Begin at the Northwest corner of the NE 1/4 of the SW 1/4 of Section 18, Township 16 South, Range 1 West; thence East for 500 feet; thence 89 degrees 48 minutes right for 152.41 feet to the point of beginning; thence 89 degrees 49 minutes for 100 feet; thence 89 degrees 49 minutes right for 150 feet; thence 90 degrees 11 minutes right for 100 feet; thence 89 degrees 49 minutes for 150 feet to the point of beginning.

Parcel 2 925 Maedowbrook Dr

Lot 28, Block 6, according to the Survey of Meadowbrook Estates, as recorded in Map Book 34, page 6, in the Probate Office of Jefferson County, Alabama.

Parcel 3 520 Grant Street

Lot 14, Block 1, according to the Survey of Windsor Heights, as recorded in Map Book 9, page 74, in the Probate Office of Jefferson County, Alabama.

Parcel 4 625 Callahan Road

Lot 15, Block 1, according to the Survey of Reese-King Addition to Roebuck, as recorded in Map Book 39, page 82, in the Probate Office of Jefferson County, Alabama.

Parcel 5 1808 Stone Road

Lot 2, Block 1, according to the Survey of Windsor Heights, First Addition, as recorded in Map Book 10, page 57, in the Probate Office of Jefferson County, Alabama.

Parcel 7 1120 10th Ct

Part of the SW 1/4 of the SW 1/4 of Section 8, Township 18 South, Range 4 West, situated in Jefferson County, Alabama, being more particularly described as follows:

Begin at the Northwest corner of the SW 1/4 of the SW 1/4 of Section 8, Township 18 South, Range 4 West; thence South along the West line of said 1/4-1/4 section a distance of 465 feet; thence 89 degrees 32 minutes left for 420 feet to the point of beginning; thence 89 degrees 32 minutes right for 105 feet; thence 89 degrees 32 minutes left for 230 feet; thence 90 degrees 28 minutes left for 105 feet; thence 89 degrees 32 minutes left for 230 feet to the point of beginning.

Parcel 8 905 2nd Ave
Intentionally deleted

Parcel 9 837 Alden Ave

Lot 43, Block 1, according to the Survey of Belcher's Addition to Fairfield Highlands, as recorded in Map Book 10, page 62, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

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EXHIBIT A
(Continued)

Parcel 11 1429 Freda Dr

Lot 20, Block 4, according to the Survey of Belcher's Addition of Fairfield Highlands, Second Sector, as recorded in Map Book 11, page 85, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

Parcel 13 1416 Montvlew Road

Lot 24, Block 5, according to the Survey of Green Acres, First Addition, as recorded in Map Book 25, page 34, in the Probate Office of Jefferson County, Alabama.

Parcel 14 154 Foust Ave

Part of the NW 1/4 of the NW 1/4 of Section 30, Township 18 South, Range 4 West, situated in Jefferson County, Alabama, being more particularly described as follows:

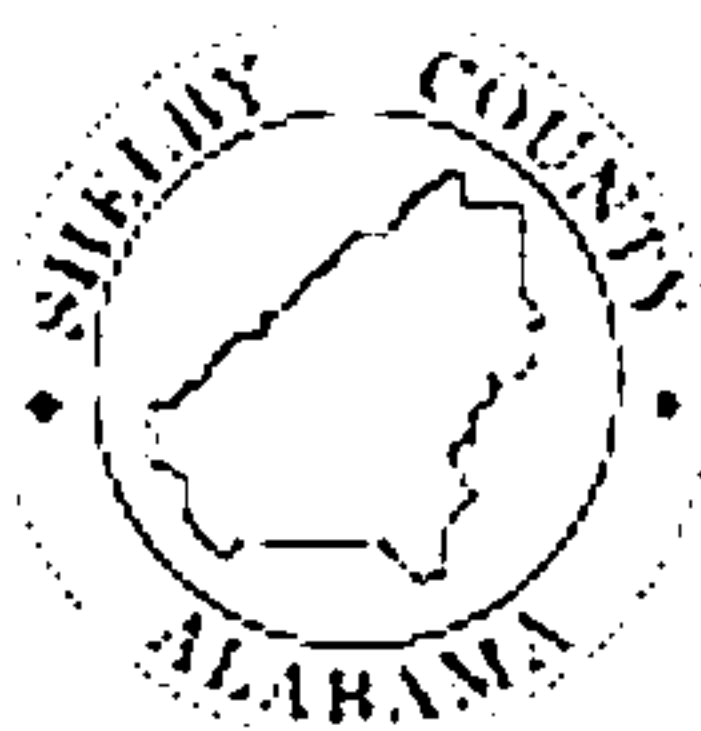
Begin at the Southwest corner of said 1/4-1/4 section and run thence Eastwardly along the South line thereof for a distance of 206.4 feet; thence turn an angle to the left of 91 degrees and run Northwardly for a distance of 18 feet to the point of beginning of the tract herein described; from the point of beginning thus obtained continue Northwardly along the same course last described for a distance of 60 feet; thence turn an angle to the right of 89 degrees and run Southwardly for a distance of 153.54 feet; thence turn an angle to the right of 91 degrees and run Westwardly for a distance of 60 feet to the point of beginning.

Parcel 15 509 7th St S

The Southwest 130 feet of Lot 6, Block 10, according to the Survey of Tennessee Land Company's First Addition to Bessemer, as recorded in Map Book 5, page 41, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

Parcel 16 405 Bearden Rd

Lot 2, Block 2, according to the Survey of Oak Mountain Estates, as recorded in Map Book 5, page 57, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/17/2022 02:02:23 PM
\$34.00 BRITTANI
20221117000426290

Allie S. Boyd