

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

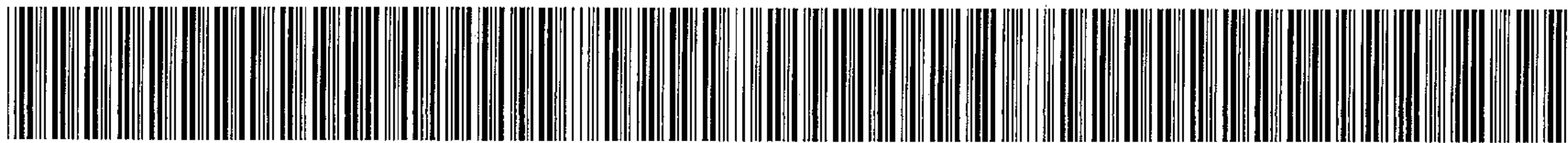
WHEN RECORDED MAIL TO:
Bryant Bank
P.O. Office Box 2087
Birmingham, AL 35201

SEND TAX NOTICES TO:
Nagib Saleh
Huda A Muthanna
376 Highland View Drive
Birmingham, AL 35242-0000

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE



#####%0740%02022023%#####

Notice: The original principal amount available under the Note (as defined below), which was \$936,000.00 (on which any required taxes already have been paid), now is increased by an additional \$64,000.00.

THIS MODIFICATION OF MORTGAGE dated February 2, 2023, is made and executed between Nagib Saleh and Huda A Muthanna, husband and wife (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 30, 2019 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded on 08/01/2019 in the Shelby County, Alabama Judge of Probate Office with Instrument No. 20190801000276630. Said mortgage was modified on 10/17/2019; recorded on 10/29/2019 in the Shelby County, Alabama Judge of Probate Office with Instrument No. 20191029000399290.

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 376 Highland View Drive, Birmingham, AL 35242-0000.

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

The purpose of this modification is to increase the mortgage amount to \$1,000,000.00.

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.

MODIFICATION OF MORTGAGE
(Continued)

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GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED FEBRUARY 2, 2023.

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 Nagib Saleh (Seal)
Nagib Saleh

X Huda A Muthanna (Seal)
Huda A Muthanna

LENDER:

BRYANT BANK

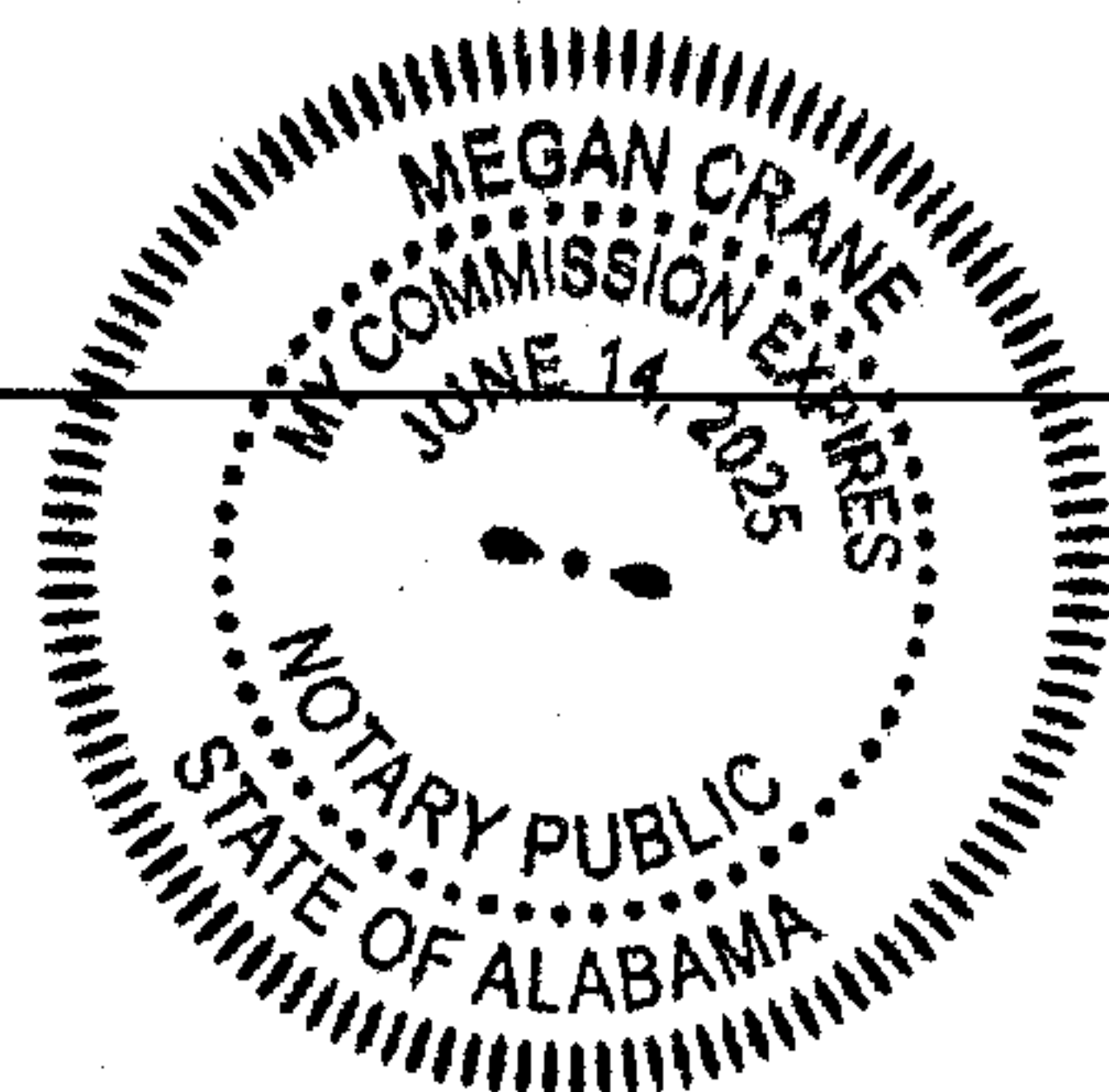
X John C Platt (Seal)
John C Platt Vice President

This Modification of Mortgage prepared by:

Name: Elizabeth Safi
Address: 2700 Cahaba Village
City, State, ZIP: Mountain Brook, AL 35243

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 Nagib Saleh and Huda A Muthanna, 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 2 day of February, 20 23.

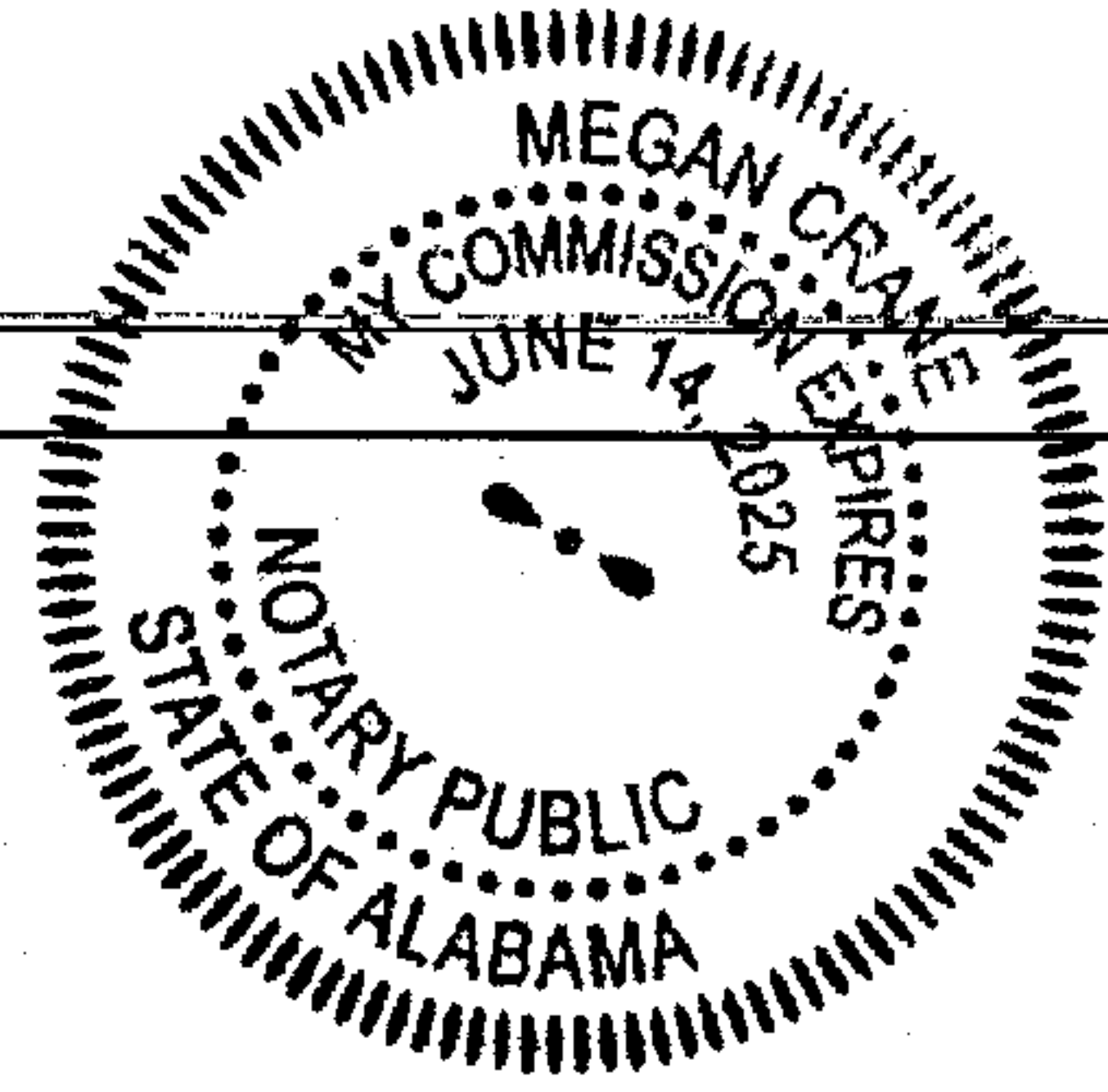
Megan Crane
Notary Public

My commission expires 6/14/25

MODIFICATION OF MORTGAGE
(Continued)

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LENDER ACKNOWLEDGMENT



STATE OF Alabama

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COUNTY OF Shelby

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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

2

day of

February

, 20 23

Megan Crane

Notary Public

My commission expires

6/14/25

Exhibit "A"

Lot 30-11, according to the Survey of Highland Lakes, 30th Sector, an Eddleman Community, as recorded in Map Book 34, Page 116, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision recorded as Instrument #1994-07111 and amended in Instrument No. 1996-17543, and further amended in Instrument #1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 30th Sector, recorded as Instrument #20050531000260070, in the Probate Office of Shelby County, Alabama(which together with all amendments thereto, is hereinafter collectively referred to as, the Declaration).



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/14/2023 08:23:46 AM
\$128.00 PAYGE
20230214000038830

Allen S. Bayl