

Return to:
FirstBank
404 Hollywood Boulevard
Birmingham, AL 35209
Attn: Allison George

PEL-22-7315-A

Space Above This Line For Recording Data

This instrument was prepared by Marissa Hays, FirstBank, PO BOX 388, Lexington, TN 38351

MODIFICATION OF MORTGAGE

DATE AND PARTIES. The date of this Real Estate Modification (Modification) is April 17, 2023. The parties and their addresses are:

MORTGAGOR:

DANIEL PATRICK LEONARD II

Husband and Wife
2120 Paramount Run
Hoover AL 35244

TARA LEONARD

Wife and Husband
2120 Paramount Run
Hoover AL 35244

The above named Mortgagors are husband and wife.

LENDER:

FIRSTBANK

Organized and existing under the laws of Tennessee
211 Commerce Street
Suite 300
Nashville, TN 37201

*having a loan amount of \$60,000.00

1. BACKGROUND. Mortgagor and Lender entered into a security instrument dated August 30, 2022 and recorded on December 1, 2022* (Security Instrument). The Security Instrument was recorded in the records of Shelby County, Alabama at E-Recorded ID : 20221201000437500 and covered the following described Property:

See Exhibit A

The property is located in Shelby County at 2120 Paramount Run, Hoover, Alabama 35244.

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

(1) Secured Debts and Future Advances. 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, dated August 30, 2022, from Daniel Patrick Leonard II (Borrower) to Lender, with a modified maximum credit limit of \$130,000.00 and maturing on August 30, 2032.

(b) Future Advances. All future advances from Lender to Daniel Patrick Leonard II under the Specific Debts executed by Daniel Patrick Leonard II in favor of Lender after this Security Instrument. If more than one person signs this Security Instrument, each agrees that this Security Instrument will secure all future advances that are given to Daniel Patrick Leonard II either individually or with others who may not sign this Security Instrument. All future advances are secured by this Security Instrument even though all or part may not yet be advanced. All future advances are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future advances in any amount. Any such commitment must be agreed to in a separate writing.

(c) 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:

 (Seal)
Daniel Patrick Leonard II

Date 4/17/23

 (Seal)
Tara Leonard

Date 4/17/23

LENDER:

FirstBank

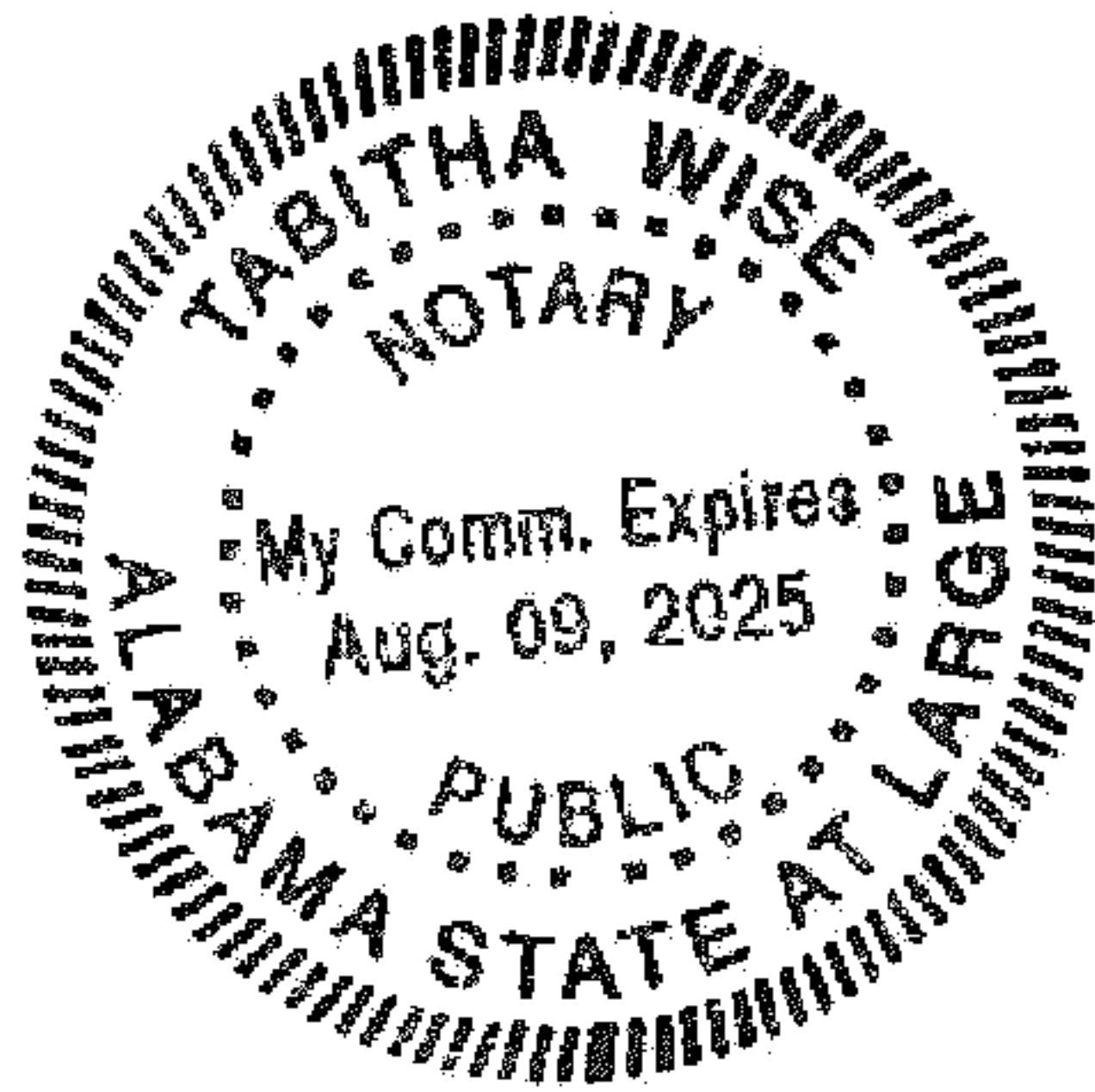
By Alli George (Seal)
Allison George, FCMDate 4/17/23

(Attest)

ACKNOWLEDGMENT.

STATE ALABAMA OF ST. CLAIR COUNTY OF ST. CLAIR ss.I, TABITHA WISE, a notary public, hereby certify that Daniel Patrick Leonard II, Husband and Wife, and Tara Leonard, Wife and Husband, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 17th day of APRIL, 2023.

My commission expires:

Tabitha Wise
(Notary Public)

(Lender Acknowledgment)

STATE ALABAMA OF ST. CLAIR COUNTY OF ST. CLAIR ss.

I, TABITHA WISE, a notary public, in and for said County in said State, hereby certify that Allison George, whose name(s) as FCM of FirstBank, 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 17th day of APRIL, 2023.

My commission expires:

Tabitha Wise
(Notary Public)



Exhibit "A"
Property Description

Lot 545, according to the Survey of Lake Wilborn, Phase 5C, as recorded in Map Book 51, Page 94, 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
04/28/2023 03:03:56 PM
\$139.00 PAYGE
20230428000125680

Allie S. Bayl