County Division Code: AL039 Inst. # 2023058914 Pages: 1 of 5 I certify this instrument filed on: 6/23/2023 9:50 AM

Doc: MTG Judge of Probate Jefferson County, AL Rec: \$29.00

**Clerk: KKBESS** 

600359934

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

County Division Code: AL039 Inst. # 2022117411 Pages: 1 of 5 1 certify this instrument filed on: 11/17/2022 1:39 PM

Doc: MTG Judge of Probate Jefferson County, AL Rec: \$29.00

Clerk: GBBESS

Re-recording Modification of Mortgage to add property which was excluded in error. Adding Parcel 8 (905 2nd Avenue ) to the legal description

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 Aiden Avenue. Trust (Parcel 9), 1429 Freda Drive, Trust (Parcel 11), 1416 Montview Rd, Trust (Parcel 13), 154 Foust Avenue, Trust (Parcel 34), 509 7th Street South, Trust (Parcel 15), 405 Bearden Road, Trust (Parcel 16)

ISTATE OF ALABAMA I JEFFERSON COUNTY Thereby perify that as medgage tax or deed tak: rias been collected on this institument. audge of Probate.

270 Doug Baker Blvd Ste 700-276

Birmingham, AL 35242-0000

SPACE ABOYE THIS LINE IS FOR RECORDER'S USE ONLY

NO TAX COLLECTED.



## 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

undge of Propole NO PAN COLLECTED

County Division Code: AL039 Inst. # 2023058914 Pages: 2 of 5

20221117000426290 11/17/2022 02:02:23 PM MODMORT 2/5

County Division Code: AL039 Inst. # 2022117411 Pages: 2 of 5

## MODIFICATION OF MORTGAGE (Continued)

Page 2

1429 Freda Drive, Birmingham, AL 35228 (Parcel 11), 1416 Monlview 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. Consumbly 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 Lendor 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 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)

{Seal} Jason Holleti, 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), B37 Aiden Avenue, Trust (Parcel 9), 1429 Freda Drive, Trust (Parcel 11), 1416 Montview Rd, Trust (Parcel 13), 154 Fousi Avenue, Trust (Parcel 14), 509 7th Street South, Trust (Parcel 15), 405 Bearden Road, Trust (Parcel 16)

LENDER:

BRYANT BANK

John/C/Platt, Vice President

(Seal)

County Division Code: AL039 Inst. # 2023058914 Pages: 3 of 5

20221117000426290 11/17/2022 02:02:23 PM MODMORT 3/5

County Division Code: AL039 Inst. # 2022117411 Pages: 3 of 5

	MODIFICATION OF MORTGAGE (Continued)	Pag
This Modification of Mortgage prepared	bν:	
	Name: Angela Washington Address: 2700 Cahaba Village	
	City, State, ZiP: Mountain Brook, AL 35243	CAN CRAVE
<del> </del>	CORPORATE ACKNOWLEDGMENT	
$\Delta  a _{a}$		
STATE OF MUNDON		TO ARV BUBLICA
Shalbia	) \$ <b>\$</b> `	THE OF ALABAMATIN
COUNTY OF VICEON	······································	William Mention
a corporation, is slaned to the foregoing	t (Parcel 15), 405 Bearden Road, Trust (Parcel 16) ng Modification and who is known to me, acknowledged befor tgage, he or she, as such officer and with full authority, execut	re me on this day that, being Inform
(Parcel 14), 509 7th Street South, Trust, a corporation, is signed to the foregointhe contents of said Modification of Modific	ng Modification and who is known to me, acknowledged beforingage, he or she, as such officer and with full authority, execut the filter of the filter and the filter and the filter are the filter and the filter are th	re me on this day that, being informed the same voluntarily for and as the same and as the same and as the same and as the same are same are same as the same are sam
(Parcel 14), 509 7th Street South, Trust, a corporation, is signed to the foregoing the contents of said Modification of More of said corporation.  Given under my hand and official seal the	ng Modification and who is known to me, acknowledged beforingage, he or she, as such officer and with full authority, execut the filter of the filter and the filter and the filter are the filter and the filter are th	re me on this day that, being Inform
(Parcel 14), 509 7th Street South, Trust, a corporation, is signed to the foregoing the contents of said Modification of More of said corporation.  Given under my hand and official seal the	ng Modification and who is known to me, acknowledged beforingage, he or she, as such officer and with full authority, execut the filter of the filter and the filter and the filter are the filter and the filter are th	re me on this day that, being informed the same voluntarily for and as the same and as the same and as the same and as the same are same are same as the same are sam
(Parcel 14), 509 7th Street South, Trust, a corporation, is signed to the foregoing the contents of said Modification of More of said corporation.  Given under my hand and official seal the My commission expires 41476	ng Modification and who is known to me, acknowledged before tigage, he or she, as such officer and with full authority, executed as a such officer and with full authority, executed as a such officer and with full authority, executed as a such officer and with full authority, executed as a such officer and with full authority, executed as a such officer and with full authority, executed as a such officer and with full authority, executed as a such officer and with full authority, executed as a such officer and with full authority, executed as a such officer and with full authority, executed as a such officer and with full authority, executed as a such officer and with full authority, executed as a such officer and with full authority, executed as a such officer and with full authority, executed as a such officer and with full authority, executed as a such officer and with full authority, executed as a such officer and with full authority, executed as a such officer and with full authority, executed as a such officer and with full authority, executed as a such officer and with full authority.	re me on this day that, being informed the same voluntarily for and as the same and as the same and as the same and as the same are same are same as the same are sam
(Parcel 14), 509 7th Street South, Trust, a corporation, is signed to the foregoing the contents of said Modification of More of said corporation.  Given under my hand and official seal the	ng Modification and who is known to me, acknowledged before tigage, he or she, as such officer and with full authority, executed as a such officer and with full authority and such as a such officer and with full authority and such as a such officer and with full authority and such as a such as	re me on this day that, being informed the same voluntarily for and as the same and as the same and as the same and as the same are same are same as the same are sam
(Parcel 14), 509 7th Street South, Trust, a corporation, is signed to the foregointhe contents of said Modification of More of said corporation.  Given under my hand and official seal the My commission expires 94425  STATE OF HOMMA	ng Modification and who is known to me, acknowledged before tigage, he or she, as such officer and with full authority, executed as a such officer and with full authority, executed as a such officer and with full authority, executed as a such officer and with full authority, executed as a such officer and with full authority, executed as a such officer and with full authority, executed as a such officer and with full authority, executed as a such officer and with full authority, executed as a such officer and with full authority, executed as a such officer and with full authority, executed as a such officer and with full authority, executed as a such officer and with full authority, executed as a such officer and with full authority, executed as a such officer and with full authority, executed as a such officer and with full authority, executed as a such officer and with full authority, executed as a such officer and with full authority, executed as a such officer and with full authority, executed as a such officer and with full authority, executed as a such officer and with full authority.	re me on this day that, being informed the same voluntarily for and as the same and as the same and as the same and as the same are same are same as the same are sam
(Parcel 14), 509 7th Street South, Trust, a corporation, is signed to the foregoing the contents of said Modification of More of said corporation.  Given under my hand and official seal the My commission expires 41476	ng Modification and who is known to me, acknowledged before tigage, he or she, as such officer and with full authority, executed as a such officer and with full authority and such as a such officer and with full authority and such as a such officer and with full authority and such as a such as	re me on this day that, being informed the same voluntarily for and as the same and as the same and as the same and as the same are same are same as the same are sam
(Parcel 14), 509 7th Street South, Trusic, a corporation, is signed to the foregoing the contents of said Modification of More of said corporation.  Given under my hand and official seal the My commission expires 4475  STATE OF AMMA  COUNTY OF STATE OF Street South, Trusic, a Notary For Bryant Bank is signed to the foregoing	LENDER ACKNOWLEDGMENT    Company of	Notary Public  ARY PUBLIC  The C Platt whose name as Vice Preme on this day that, being informed
(Parcel 14), 509 7th Street South, Trusi, a corporation, is signed to the foregointhe contents of said Modification of More of said corporation.  Given under my hand and official seal the My commission expires 4425  STATE OF AUMMA  COUNTY OF STATE OF Street South, Trusing the County of Street South Stre	ng Modification and who is known to me, acknowledged before tigage, he or she, as such officer and with full authority, executions	Notary Public  ARY PUBLIC  The C Platt whose name as Vice Preme on this day that, being informed
(Parcel 14), 509 7th Street South, Trusic, a corporation, is signed to the foregoing the contents of said Modification of More of said corporation.  Given under my hand and official seal the My commission expires 4475  STATE OF AMMA  COUNTY OF STATE OF Street South, Trusic, a Notary For Bryant Bank is signed to the foregoing	LENDER ACKNOWLEDGMENT    SS   Such officer and with full authority, executed as such officer and with full authority, executed as   State	Notary Public  ARY PUBLIC  The C Platt whose name as Vice Preme on this day that, being informed
(Parcel 14), 509 7th Street South, Trust, a corporation, is signed to the foregoing the contents of said Modification of More of said corporation.  Given under my hand and official seal the My commission expires 44 29  STATE OF ADMA  COUNTY OF STATE OF OF STATE OF OF STATE OF COUNTY OF STATE OF STATE OF OF STATE OF OF STATE OF OF STATE OF STATE OF OF S	LENDER ACKNOWLEDGMENT    SS   Such officer and with full authority, executed as such officer and with full authority, executed as   State	Notary Public  Notary Public  Phy Public
(Parcel 14), 509 7th Street South, Trust, a corporation, is signed to the foregoing the contents of said Modification of More of said corporation.  Given under my hand and official seal the My commission expires  STATE OF  COUNTY OF  STATE OF  I, the undersigned authority, a Notary For Bryant Bank is signed to the foregoing contents of the Modification of Mortgage on the day same bears date.  Given under my hand and official seal the Modificial seal the Modification of Modificial seal the Modification of Modificial seal the Modification of Modification	LENDER ACKNOWLEDGMENT    Company   C	Notary Public  ARY PUBLIC  The C Platt whose name as Vice Preme on this day that, being informed
(Parcel 14), 509 7th Street South, Trust, a corporation, is signed to the foregothe contents of said Modification of Morof said corporation.  Given under my hand and official seal the My commission expires  My commission expires  LITERAL  STATE OF  COUNTY OF  STATE OF  I, the undersigned authority, a Notary For Bryant Bank is signed to the foregoin contents of the Modification of Mortgag on the day same bears date.	LENDER ACKNOWLEDGMENT    Company   C	Notary Public  Notary Public  Phy Public

L2SOPPID, Ver. ZZ.Z. (U.U.D. D.U.) I ERRAIN GOM CONTRAGRANT IVV

County Division Code: AL039 Inst. # 2023058914 Pages: 4 of 5

20221117000426290 11/17/2022 02:02:23 PM MODMORT 4/5

County Division Code: AL039 Inst. # 2022117411 Pages: 4 of 5

## **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 Maedowbroook 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.

Parcei 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 Helghts, 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

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.

County Division Code: AL039 Inst. # 2023058914 Pages: 5 of 5

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

County Division Code: AL039 Inst. # 2022117411 Pages: 5 of 5

## (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 1418 Montylew 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

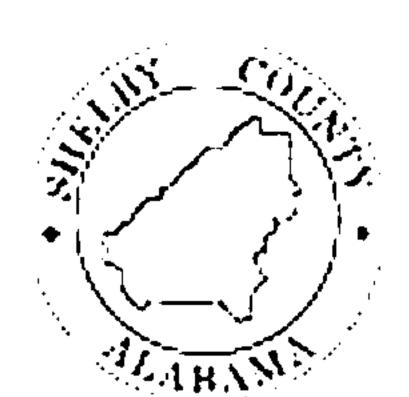
Lot 2, Block 2, according to the Survey of Oak Mountain Estates, as recorded in Map Book 5, page 57, in the Probate Office of Shelby County, Alabama.

Parcel 8
Part of the NW 1/4 of the E1/4 of Section 9, Township 18 South, Range 4 West, situtated in Jefferson County, Alabama, being more particularly described as follows:

Begin at the Northwest corner of the Northwest 1/4 of Southeast 1/4, Section 9, Township 18 South, Range 4 West, thence run East along the North line of said Northwest 1/4 of Southeast 1/4 a distance of 229.5 feet; thence turn right an angle of 89 degrees 30 minutes and run South a distance of 188.9 feet (measured 183.9 feet) to the point of beginning; thence continue last described course a distance of 45.0 feet (measured 50 feet) thence turn right an angle of 90 degrees 30 minutes in a Westerly direction a distance of 229.5 feet to the West line of said Northwest 1/4 of Southeast 1/4; thence turn right an angle of 89 degrees 30 minutes in a Northerly direction and along the West line of said Northwest 1/4 of Southeast 1/4 a distance of 45.0 feet(measured 50 feet); thence turn right an angle of 90 degrees 30 minutes in an Easterly direction a distance of 229.5 feet to the point of beginning. Less and except that portion lying in a public road or right of way.

Filad and Dansedad

20230623000186700



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/23/2023 10:28:41 AM
\$35.00 JOANN

alli 5. Beyl