

**RECORDATION REQUESTED BY:**

Bryant Bank  
Columbiana  
21290 Hwy 25  
Columbiana, AL 35051

**WHEN RECORDED MAIL TO:**

Bryant Bank  
P.O. Office Box 2087  
Birmingham, AL 35201

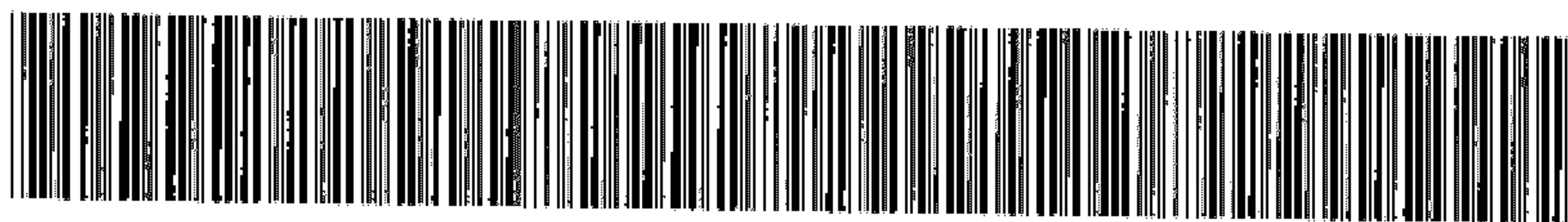
**SEND TAX NOTICES TO:**

Ramona Brown  
Patricia Jones Hughes  
112 Meyer Street  
Columbiana, AL 35051-0000

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



**MODIFICATION OF MORTGAGE**



\*#####%0740%11202023%#####\*

Notice: The original principal amount available under the Note (as defined below), which was \$15,000.00 (on which any required taxes already have been paid), now is increased by an additional \$26,000.00.

**THIS MODIFICATION OF MORTGAGE** dated November 20, 2023, is made and executed between Ramona Brown, an unmarried woman and Patricia Jones Hughes, an unmarried woman (referred to below as "Grantor") and Bryant Bank, whose address is 21290 Hwy 25, Columbiana, AL 35051 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated July 10, 2018 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded 08/06/2018 by Instrument #20180806000278670 with the Shelby County Alabama, Judge of Probate.

**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 Mortgage and made a part of this Mortgage as if fully set forth herein.

Ramona Brown and Ramona Gay Brown are one in the same person.

\*Patricia Jones Hughes and Patricia Hughes are one in the same person.

\*This property does not constitute the homestead of Patricia Jones Hughes

The Real Property or its address is commonly known as 112 Meyer Street, Columbiana, AL 35051-0000.

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

The purpose of this modification is to increase the mortgage amount to \$41,000.00.

**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 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.

# 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 NOVEMBER 20, 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 Ramona Brown (Seal)  
Ramona Brown

X Patricia Jones Hughes (Seal)  
Patricia Jones Hughes

LENDER:

BRYANT BANK

X Inella Torrance (Seal)  
Inella Torrance, Loan Officer - Columbiana Branch

This Modification of Mortgage prepared by:

Name: Teresa P. Veeneman  
Address: 21290 Hwy 25  
City, State, ZIP: Columbiana, AL 35051

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama

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) SS

COUNTY OF Shelby

)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Ramona Brown, an unmarried woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Modification, he or she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of November, 2023.



My commission expires

Inella Torrance  
Notary Public

**MODIFICATION OF MORTGAGE  
(Continued)**

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**INDIVIDUAL ACKNOWLEDGMENT**

STATE OF Alabama

)

COUNTY OF Shelby

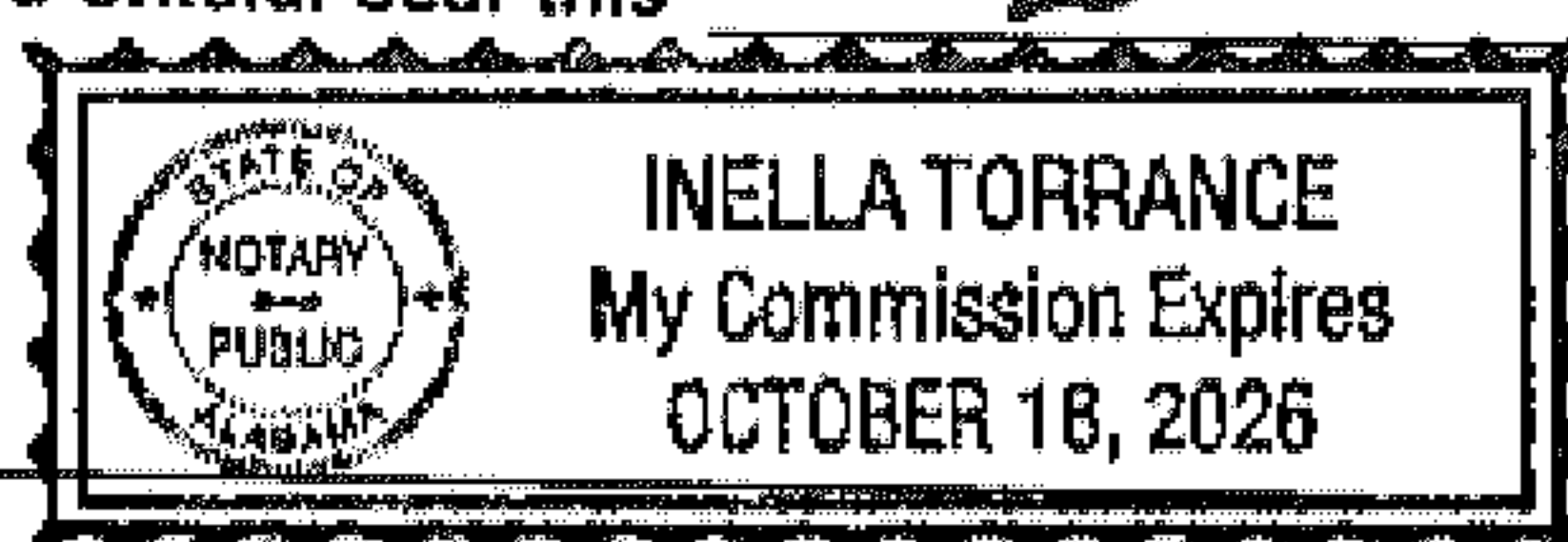
) SS

)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **Patricia Jones Hughes**, an unmarried woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Modification, he or she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of November, 2023.

My commission expires



Inella Torrance  
Notary Public

**LENDER ACKNOWLEDGMENT**

STATE OF Alabama

)

COUNTY OF Shelby

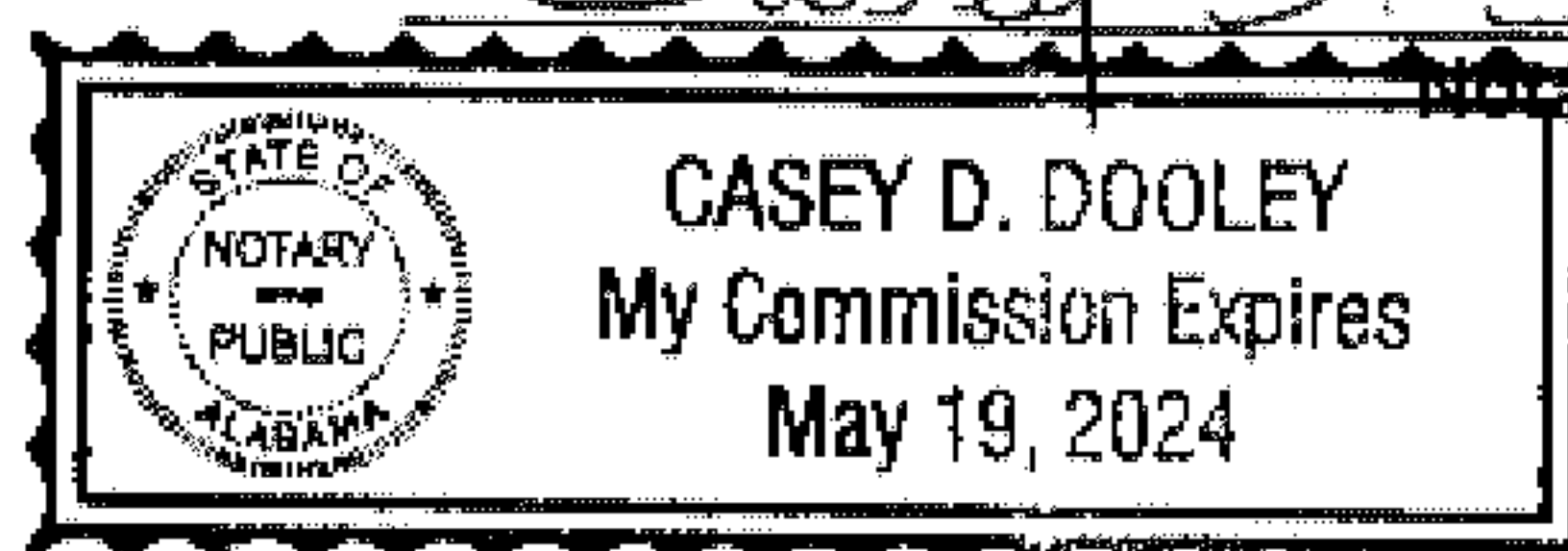
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I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **Inella Torrance** whose name as **Loan Officer - Columbiana Branch of Bryant Bank** is signed to the foregoing Modification and who is known to 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 **Loan Officer - Columbiana Branch of Bryant Bank**, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 20<sup>th</sup> day of November, 2023.

My commission expires

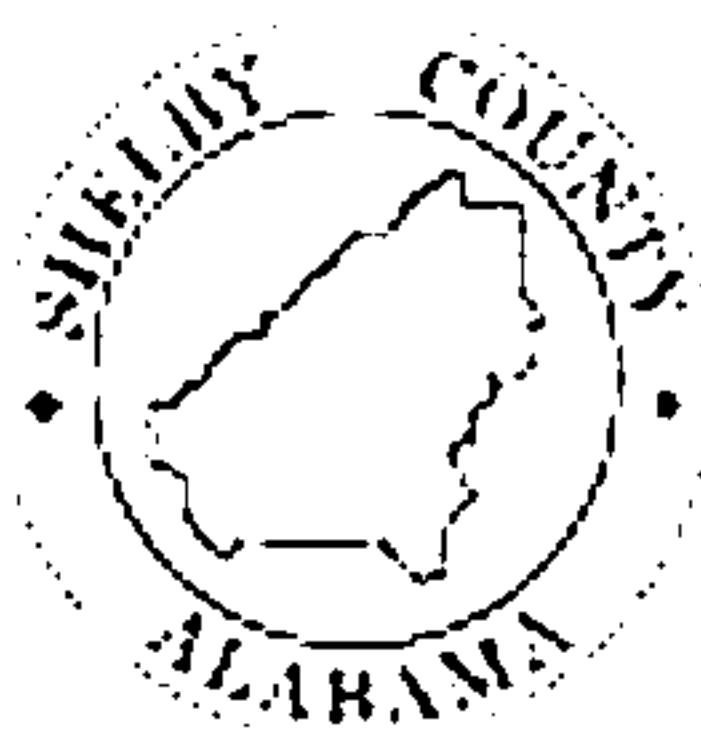
May 19, 2024

Casey D. Dooley  
Notary Public

## Exhibit "A"

Commence at the point of intersection of North line of NW 1/4 of NW 1/4 of Section 25, Township 21 South, Range 1 West and West right of way line of Thompson Street and run South along West line of Thompson Street 109 feet; thence Westerly along North line of lot owned by Alice Vick a distance of 140 feet to the Northwest corner of said Vick lot for point of beginning of lot herein described; thence in a Southerly direction along West line of said Vick lot and parallel with West line of Thompson Street a distance of 100 feet more or less to North line of a narrow street or alley running in a Westerly direction from Thompson Street to North Main Street; thence in a Westerly direction along the North line of said Street or alley for 163.5 feet to East line of Willie Gould Heath lot; run thence in a Northerly direction and along a fence marking the East line of said Heath lot a distance of 100 feet more or less to Southwest corner of Sam Pierce lot; thence in an Easterly direction along South line of Sam Pierce lot to point of beginning. ALSO an easement for a right of way 8 feet in width immediately East and contiguous to the East line of the above described lot.

20180806000278670 8/8 \$58.50  
Shelby Cnty Judge of Probate, AL  
08/06/2018 10:27:35 AM FILED/CERT



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/30/2023 08:53:06 AM  
\$72.00 JOANN  
20231130000346090

*Allie S. Bayl*