

RECORDATION REQUESTED BY:

Community Bank of Mississippi
Birmingham Shades Creek Parkway Office
1905 Community Bank Way
Flowood, MS 39232

WHEN RECORDED MAIL TO:

Community Bank of Mississippi
P.O. Box 2019
Brandon, MS 39043

SEND TAX NOTICES TO:

Community Bank of Mississippi
325 Maxey Drive
Brandon, MS 39042

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated January 24, 2024, is made and executed between Todd Rooker, whose address is 900 McCain Rd, Bessemer, AL 35023-7018 and Jessica Rooker, husband and wife, whose address is 900 McCain Rd, Bessemer, AL 35023-7018 (referred to below as "Grantor") and Community Bank of Mississippi, whose address is 1905 Community Bank Way, Flowood, MS 39232 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated January 13, 2023 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded 01/17/2023, Instrument 20230117000013470, Shelby County, AL.

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 405 Big Pine Drive, Helena, AL 35080.

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

to establish a maturity date of 01/01/2054.

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.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JANUARY 24, 2024.

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.

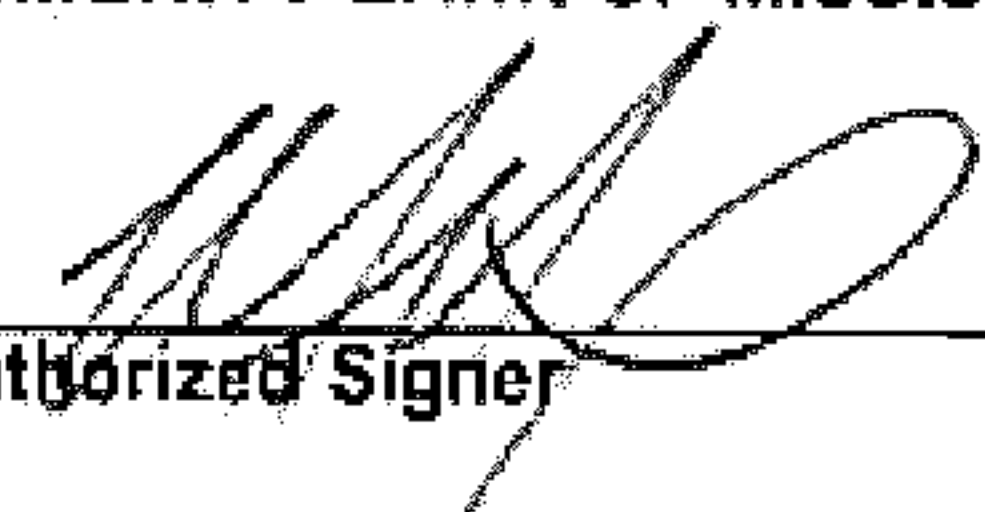
GRANTOR:

X  (Seal)
Todd Rooker

X  (Seal)
Jessica Rooker

LENDER:

COMMUNITY BANK OF MISSISSIPPI

X  (Seal)
Authorized Signer

Loan No: 20221288201

**MODIFICATION OF MORTGAGE
(Continued)**

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This Modification of Mortgage prepared by:

Name: Joanna Sykes
 Address: 1905 Community Bank Way
 City, State, ZIP: Flowood, MS 39232

INDIVIDUAL 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 Todd Rooker and Jessica Rooker, 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 24th day of January, 2024
Ashley Sykes
 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 Michael Nixon whose name as SVP of Community Bank of Mississippi 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 SVP of Community Bank of Mississippi, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 24th day of January, 2024
Michael Nixon
 Notary Public

My commission expires 6/14/25

Originator Names and Nationwide Mortgage Licensing System and Registry IDs:

Organization: Community Bank of Mississippi

NMLSR ID: 402411

Individual: Michael Wayne Nixon

NMLSR ID: 1940030


Loan No: 20221288201

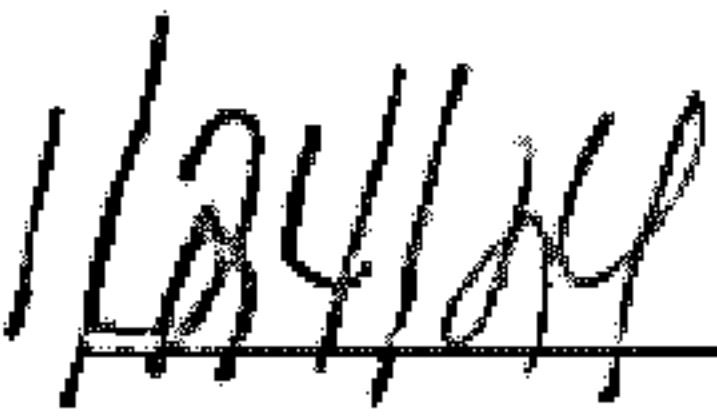
Attached to and forming part of Modification Mortgage in the name of Todd Rooker and Jessica Rooker, husband and wife.

Exhibit "A"

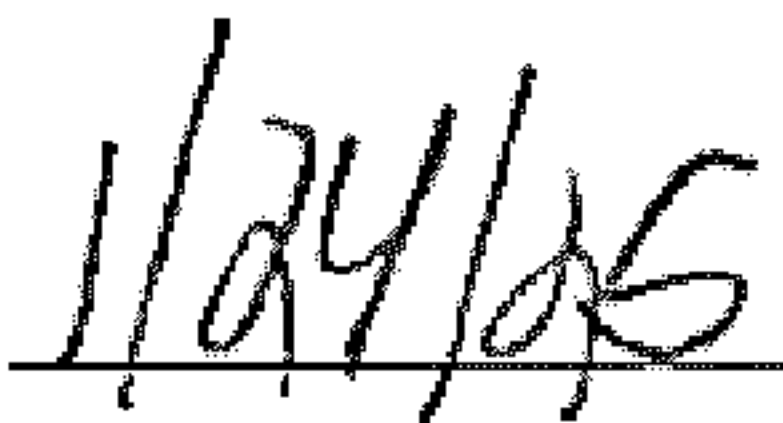
Lot 4, according to the Survey of Parkview Farms as recorded in Map Book 51, Page 84 in the Probate Office of Shelby County, Alabama.

Signed for Identification:


By: Todd Rooker


Date


By: Jessica Rooker


Date



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/26/2024 01:06:07 PM
\$28.00 BRITTANI
20240126000020780**

Alvin S. Beryl