

RECORDATION REQUESTED BY:

Traditions Bank
Cullman
109 2nd Avenue NW
Cullman, AL 35055

WHEN RECORDED MAIL TO:

Traditions Bank
Cullman
109 2nd Avenue NW
Cullman, AL 35055

SEND TAX NOTICES TO:

Traditions Bank
Cullman
109 2nd Avenue NW
Cullman, AL 35055

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE



00000000410057700074001312024

Notice: The original principal amount available under the Note (as defined below), which was \$700,000.00 (on which any required taxes already have been paid), now is increased by an additional \$120,000.00.

THIS MODIFICATION OF MORTGAGE dated January 31, 2024, is made and executed between Jason R. Thomas, an unmarried man (referred to below as "Grantor") and Traditions Bank, whose address is 109 2nd Avenue NW, Cullman, AL 35055 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated October 30, 2023 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded 10/31/2023 Instrument #20231031000319280, 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 5209 Queensferry Lane, Hoover, AL 35242.

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

Original Mortgage Amount of \$700,000.00 is increased by \$120,000.00 for a Total Mortgage Amount of \$820,000.00. Modification of Mortgage does not affect the maturity date of the original mortgage. Taxes are hereby being paid on the amount of increase.

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)**

Loan No: 410057700

Page 2

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 31, 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 *Jason R. Thomas* (Seal)
Jason R. Thomas

LENDER:

TRADITIONS BANK

x *Audrey Criss* (Seal)
Authorized Officer

This Modification of Mortgage prepared by:

Name: Katrina Smith, Loan Officer
Address: 109 2nd Avenue NW
City, State, ZIP: Cullman, AL 35055

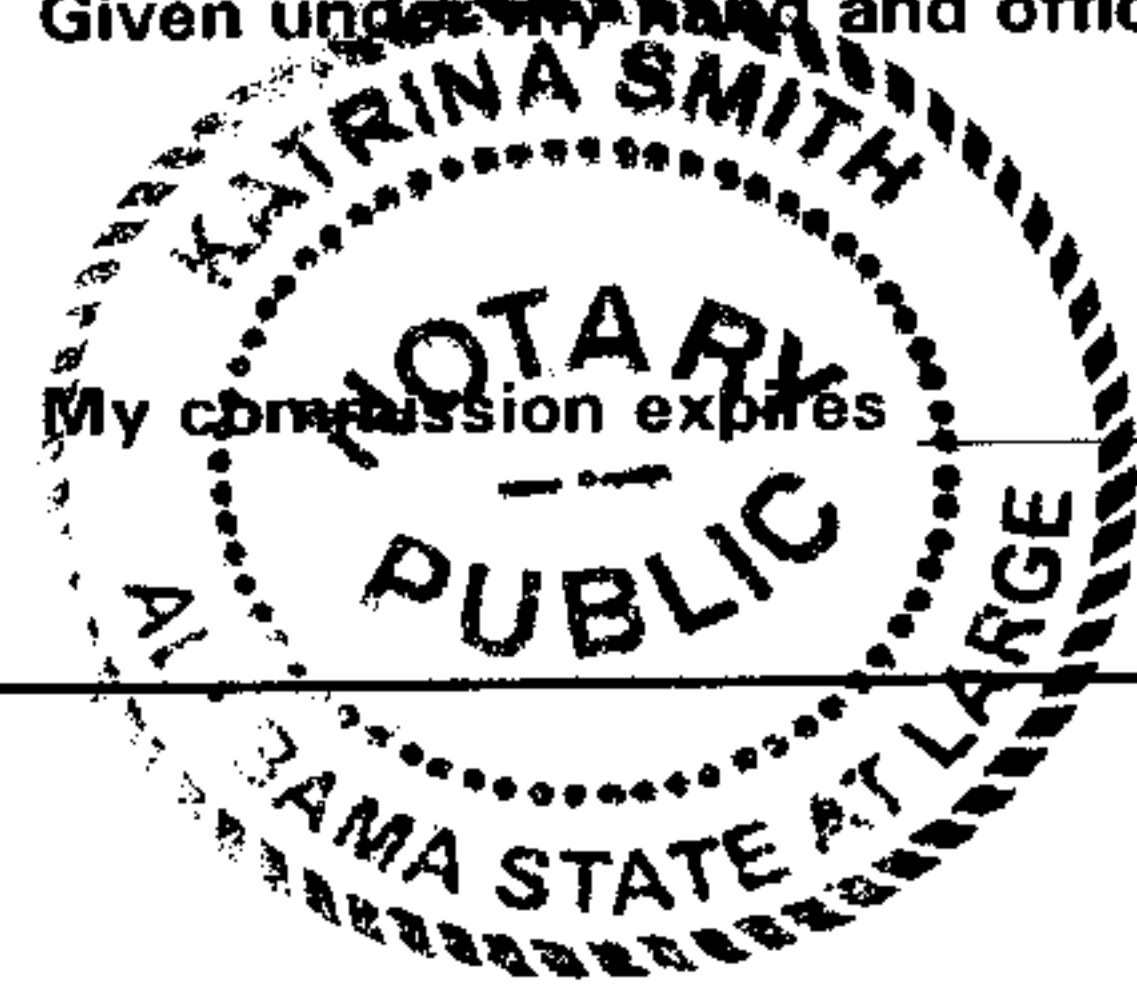
INDIVIDUAL ACKNOWLEDGMENT

STATE OF ALABAMA)
) SS
COUNTY OF Cullman)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **Jason R. Thomas**, 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. This notarial act involved the use of communication technology.

Given under my hand and official seal this 31st day of January, 2024.

Katrina Smith
Notary Public



08-04-2024

Loan No: 410057700

**MODIFICATION OF MORTGAGE
(Continued)**

Page 3

LENDER ACKNOWLEDGMENT

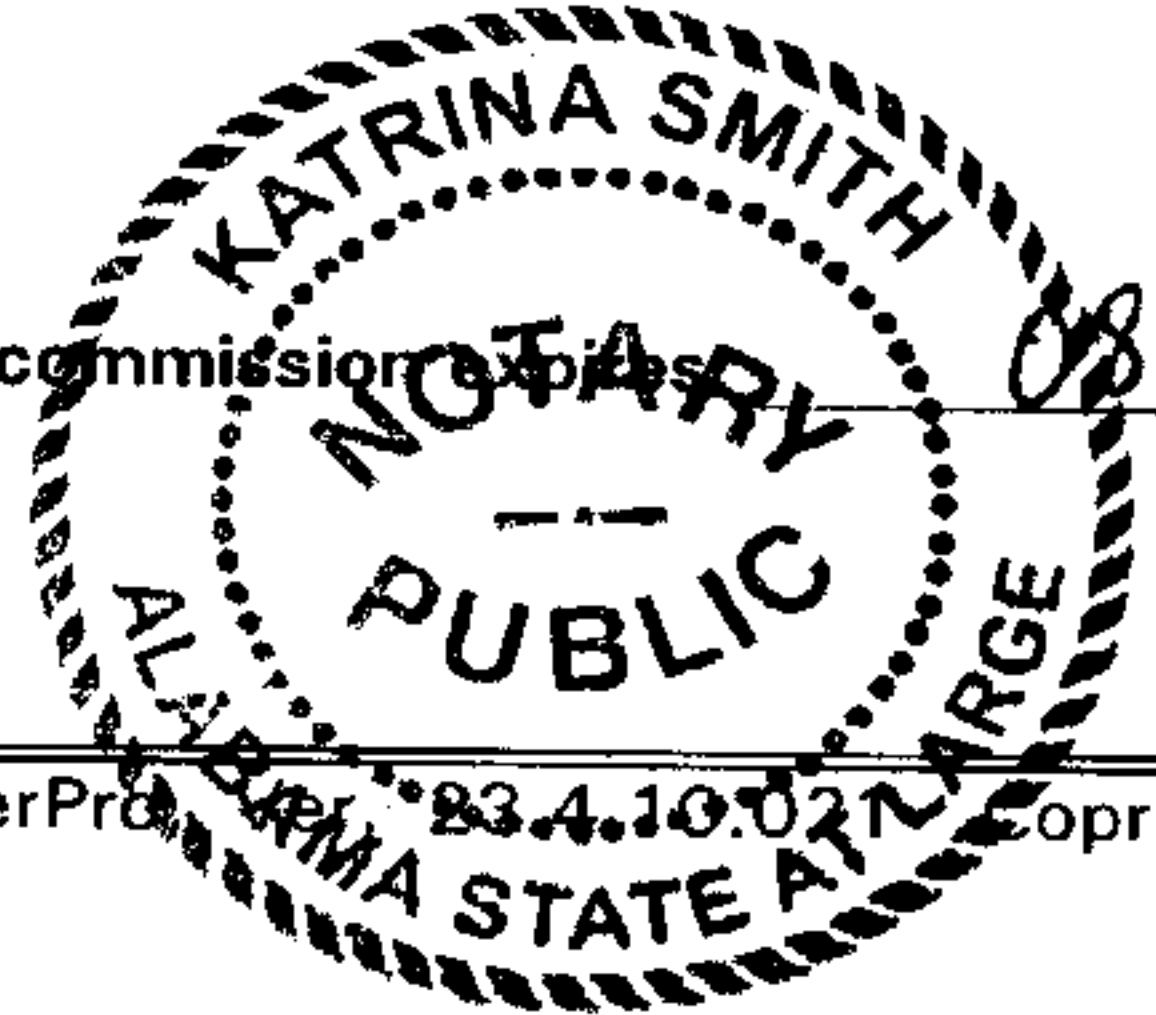
STATE OF ALABAMA)
)
COUNTY OF Cullman) SS
)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Audrey CRABBS whose name as Authorized Signer of Traditions 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 Authorized Signer of Traditions Bank, executed the same voluntarily on the day same bears date. This notarial act involved the use of communication technology.

Given under my hand and official seal this 31st day of January, 2024.

Katrina Smith
Notary Public

My commission expires 08-04-2026



Lot 6, according to the Amended Map of Greystone, First Sector, Phase VII, as recorded in Map Book 17 page 53, in the Probate Office of Shelby County, Alabama.

Property address: 5209 Queensferry Lane, Hoover AL 35242
Shelby Co AL tax parcel #03-8-33-0-004-006.000



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/31/2024 01:51:12 PM
\$211.00 BRITTANI
20240131000025200

Allie S. Bayl