

RECORDATION REQUESTED BY:

Bryant Bank
Columbiana
21290 Hwy 25
Columbiana, AL 35051

20240221000044880
02/21/2024 10:40:55 AM
MORTAMEN 1/4

WHEN RECORDED MAIL TO:

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

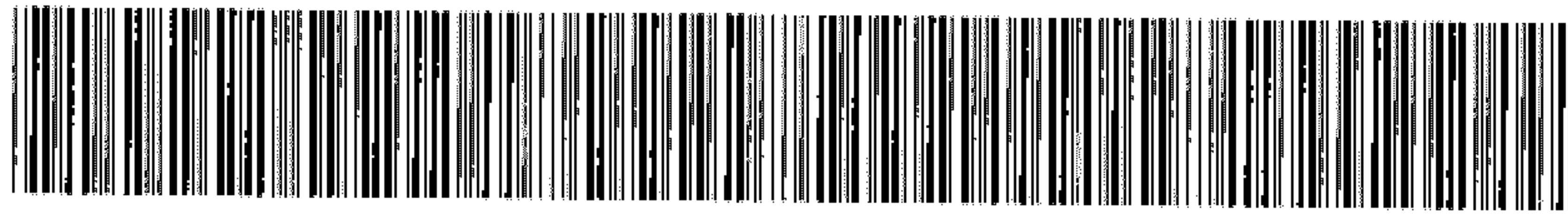
SEND TAX NOTICES TO:

Glen A Joiner
P.O. Box 649
Columbiana, AL 35051-0000

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE



#####%0740%02152024%#####

Notice: The original principal amount available under the Note (as defined below), which was \$100,000.00 (on which any required taxes already have been paid), now is increased by an additional \$180,000.00.

THIS MODIFICATION OF MORTGAGE dated February 15, 2024, is made and executed between Glen A Joiner, an unmarried man (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 January 25, 2019 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded on 03/06/2019, by Instrument No. 20190306000072470 in the Office of the Judge of Probate of Shelby County, Alabama.

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 2866 Joinertown Road, Columbiana, AL 35051-0000.

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

The purpose of this modification is to remove ex-spouse, Alison Joiner and increase the mortgage amount to \$280,000.00.

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 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.

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 FEBRUARY 15, 2024.

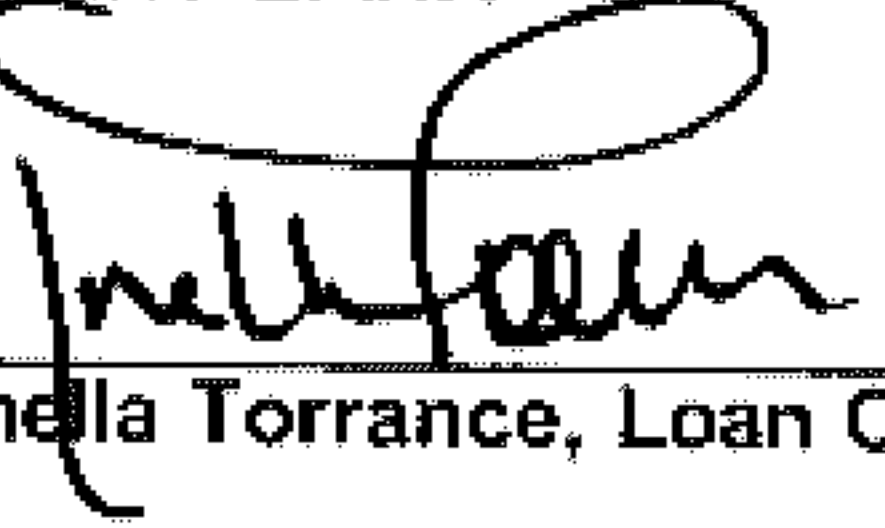
THIS MODIFICATION IS GIVEN UNDER SEAL AND IT IS INTENDED THAT THIS MODIFICATION IS AND SHALL CONSTITUTE AND HAVE THE EFFECT OF A SEALED INSTRUMENT ACCORDING TO LAW.

GRANTOR:

X  (Seal)
Glen A. Joiner

LENDER:

BRYANT BANK

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

This Modification of Mortgage prepared by:

Name: LaKendra Jones
Address: 21290 Hwy 25
City, State, ZIP: Columbiana, AL 35051

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama

)

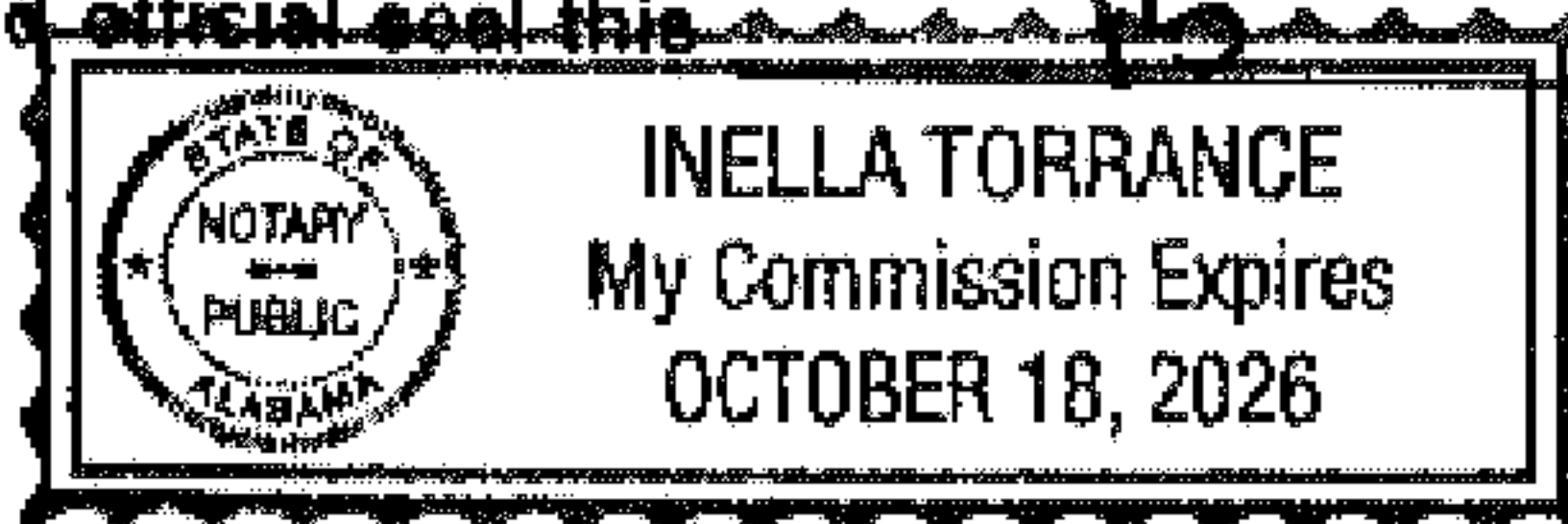
) SS

COUNTY OF Shelby

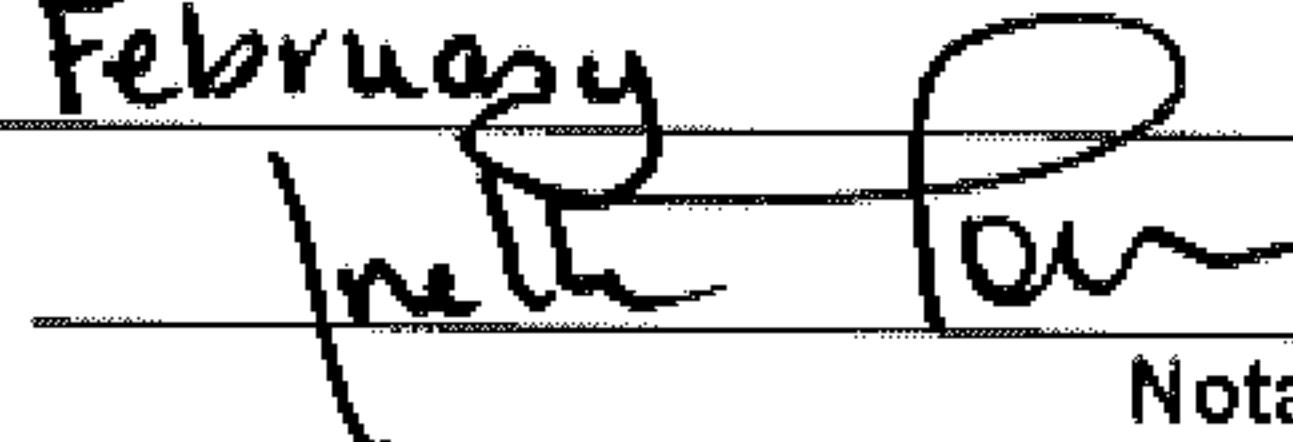
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I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Glen A. Joiner, an unmarried man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, 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 15 day of February, 2024.



My commission expires


Notary Public

MODIFICATION OF MORTGAGE
(Continued)

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LENDER ACKNOWLEDGMENT

STATE OF Alabama

)

) SS

COUNTY OF Shelby

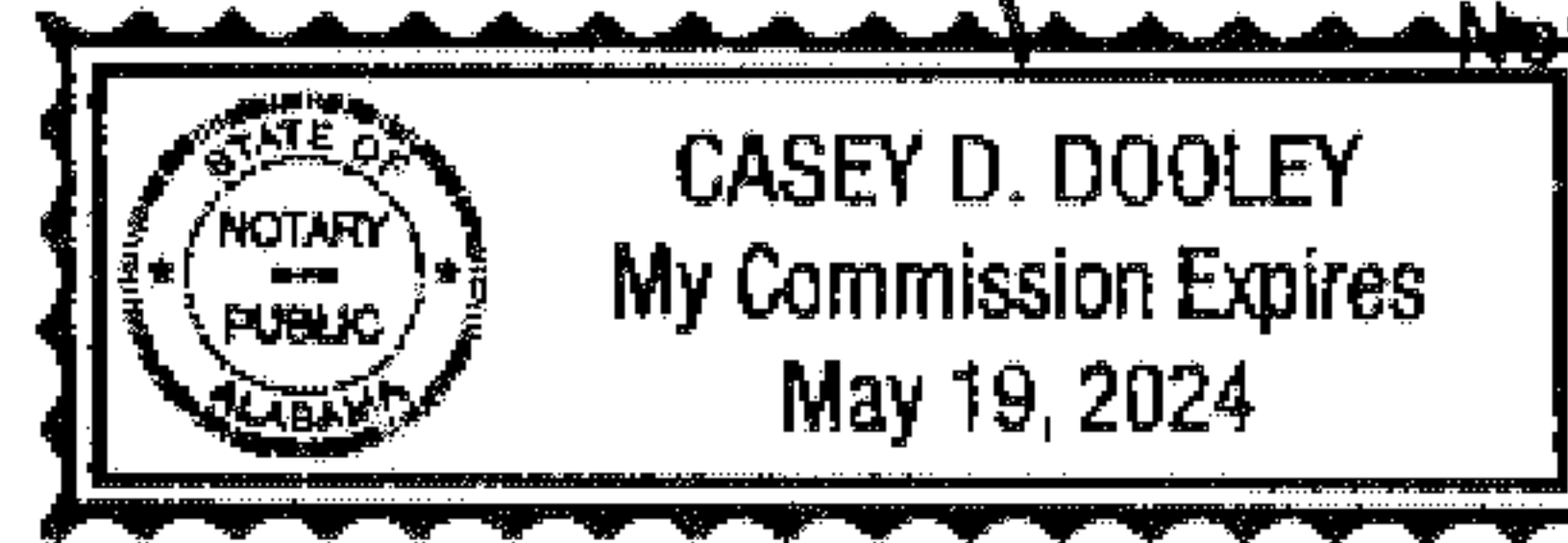
)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that 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 15th day of February, 2024.

Casey D. Dooley
Notary Public

My commission expires May 19, 2024



ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL I:

Commence at the SW corner of the NW 1/4 of the NE 1/4 of Section 16, Township 21 South, Range 1 West, and run North along the North and South median line of said Section, 11 chains; run thence East to the lands of the Shelby Iron Company, which is the dividing ridge; run thence Southwesterly along the line of the Shelby Iron Company's Land to the South boundary line of the said NW 1/4 of the NE 1/4 of said Section; run thence West along the South boundary line to the point of beginning; being situated in Shelby County, Alabama.

PARCEL II:

Commence at the NE corner of the NE 1/4 of the NE 1/4 of Section 16, Township 21 South, Range 1 West, Shelby County, Alabama; thence run West along the North line of said 1/4-1/4 on a bearing of South 88 degrees 38 minutes 57 seconds West a distance of 1052.08 feet; thence South 42 degrees 49 minutes 38 seconds West a distance of 814.92 feet; thence South 31 degrees 42 minutes 27 seconds West a distance of 14.39 feet; thence South 88 degrees 58 minutes 22 seconds West a distance of 1043.02 feet to the point of beginning of the parcel of land herein described; thence continue along the last described course a distance of 63.29 feet; thence South 54 degrees 07 minutes 34 seconds West a distance of 776.53 feet to the Northeasterly right of way of Joinertown Road/Shelby County no. 34 (80 foot right of way); thence South 60 degrees 19 minutes 22 seconds East and along said right of way 184.65 feet to the centerline of a branch; thence Northeasterly following the meanderings of said branch on bearings of North 42 degrees 11 minutes 30 seconds East, 179.14 feet; thence North 72 degrees 36 minutes 49 seconds East 20.86 feet; thence North 60 degrees 03 minutes 49 seconds East 37.03 feet; thence North 14 degrees 51 minutes 54 seconds 38.80; thence North 80 degrees 23 minutes 39 seconds East 21.10 feet; thence North 34 degrees 03 minutes 54 seconds East 162.52 feet; thence North 11 degrees 47 minutes 57 seconds East 22.44 feet; thence North 62 degrees 04 minutes 02 seconds East 54.52 feet; thence North 79 degrees 55 minutes 48 seconds East 21.65 feet; thence North 50 degrees 59 minutes 30 seconds East 211.41 feet; thence North 8 degrees 37 minutes 36 seconds West 33.15 feet; thence North 37 degrees 07 minutes 53 seconds East 84.91 feet; thence North 77 degrees 59 minutes 38 seconds East 9.85 feet to the point of intersection of said branch and the West line of the NW 1/4 of the NE 1/4 of said Section; thence leaving said branch on a bearing of North 1 degree 23 minutes 52 seconds East and along said 1/4-1/4 line a distance of 20.96 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/21/2024 10:40:55 AM
\$301.00 BRITTANI
20240221000044880

Allen S. Bayl

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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File No. S-19-25187A

ALTA Commitment for Title Insurance Schedule A (07-01-2021)

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