

20240522000152250  
05/22/2024 02:50:16 PM  
MORTAMEN 1/3

**RECORDATION REQUESTED BY:**

Bryant Bank  
Trussville  
137 Main Street  
Trussville, AL 35173

**WHEN RECORDED MAIL TO:**

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

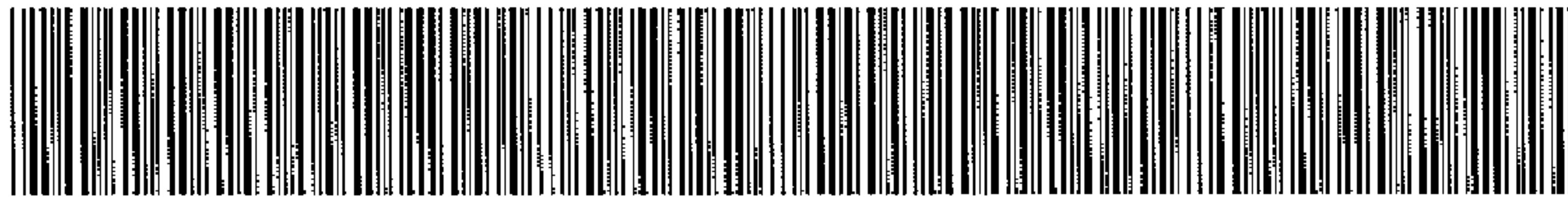
**SEND TAX NOTICES TO:**

Alan Gary Wellbaum  
Rose M Wellbaum  
1957 Cahaba Crest Dr  
Hoover, AL 35242-0000

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

**BRYANT  BANK**

**MODIFICATION OF MORTGAGE**



\*#####%0740%05162024%#####\*

**Notice:** The original principal amount available under the Note (as defined below), which was **\$250,000.00** (on which any required taxes already have been paid), now is increased by an additional **\$150,000.00**.

**THIS MODIFICATION OF MORTGAGE** dated May 16, 2024, is made and executed between Alan Gary Wellbaum and Rose M Wellbaum, husband and wife (referred to below as "Grantor") and Bryant Bank, whose address is 137 Main Street, Trussville, AL 35173 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated March 18, 2024 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded on 03/28/24 by Instrument No. 20240328000083980 in the Office of the Judge of Probate of Shelby County, AL.

**REAL PROPERTY DESCRIPTION.** The Mortgage covers the following described real property located in Shelby County, State of Alabama:

Lot 9, Block 1, according to the Survey of Altadena Woods, First Sector, as recorded in Map book 10 Page 104 A & B, in the Probate Office of Shelby County, Alabama.

Alan Wellbaum a/k/a Alan Gary Wellbaum  
Rose Wellbaum a/k/a Rose Marie Wellbaum a/k/a Rose M Wellbaum

The Real Property or its address is commonly known as 1957 Cahaba Crest Dr, Birmingham, AL 35242-0000.

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

The purpose of this modification is to increase the mortgage amount to **\$400,000.00**.

**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)

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 MAY 16, 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 Alan Gary Wellbaum (Seal)  
Alan Gary Wellbaum

X Rose M. Wellbaum (Seal)  
Rose M. Wellbaum

LENDER:

BRYANT BANK

X Ashley Johnson (Seal)  
Ashley Johnson, Relationship Manager

This Modification of Mortgage prepared by:

Name: LaKendra Jones  
Address: 137 Main Street  
City, State, ZIP: Trussville, AL 35173

## INDIVIDUAL ACKNOWLEDGMENT

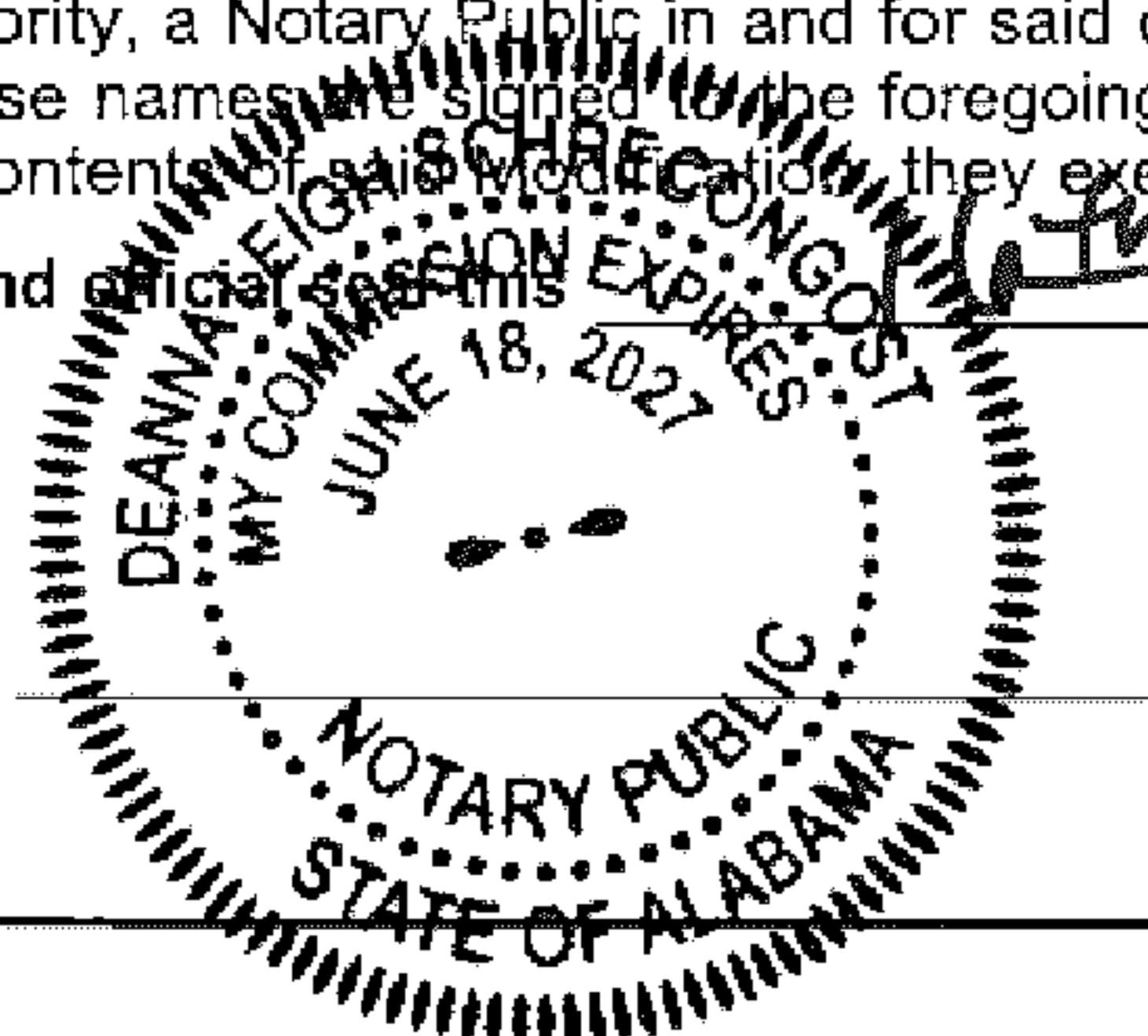
STATE OF Alabama )  
COUNTY OF Jefferson )  
 )  
 ) SS  
 )

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Alan Gary Wellbaum and Rose M Wellbaum, husband and wife, 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 day of

May 16, 2024  
Notary Public

My commission expires



MODIFICATION OF MORTGAGE  
(Continued)

Page 3

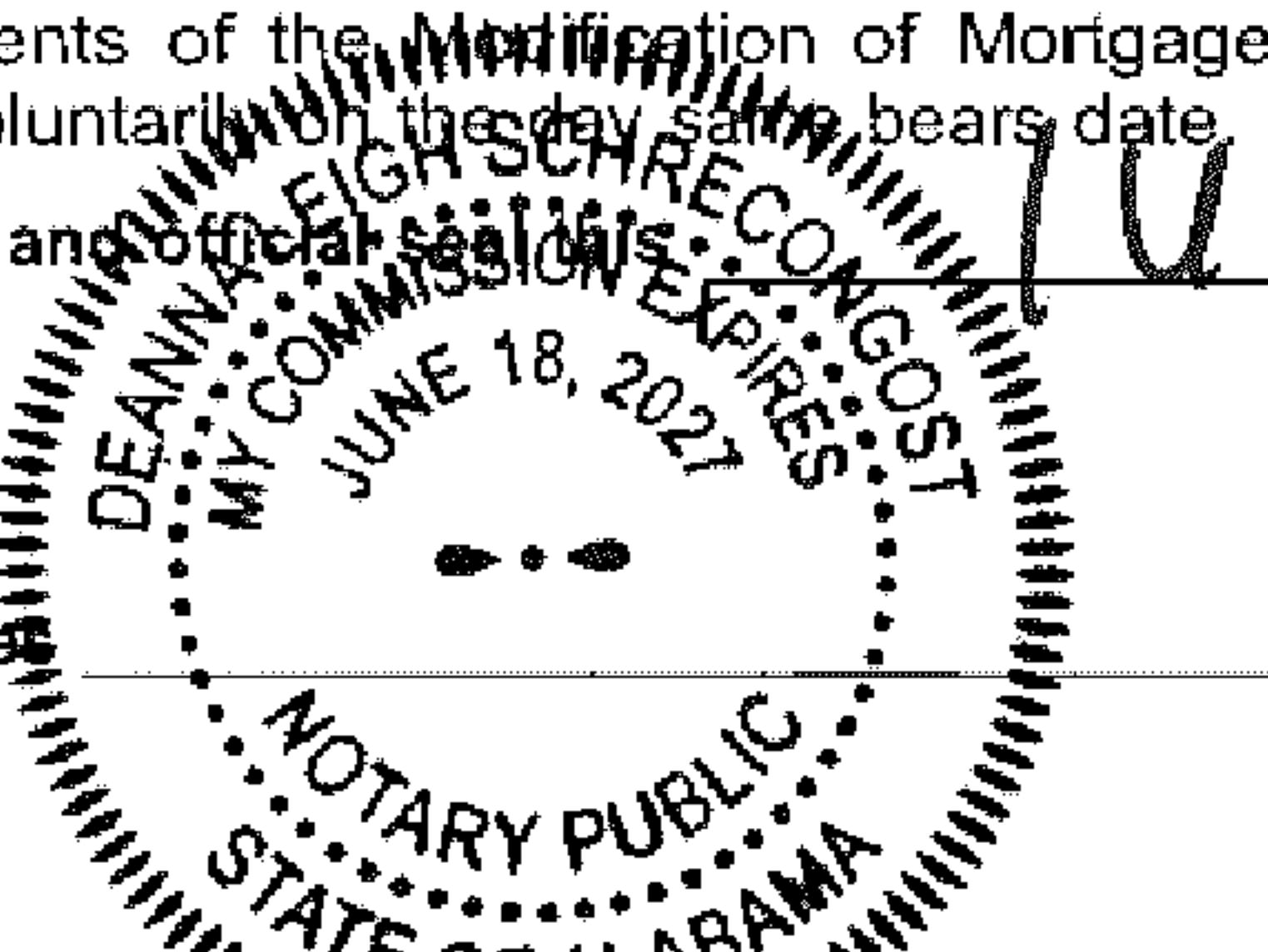
## LENDER ACKNOWLEDGMENT

STATE OF Alabama  
COUNTY OF Jefferson)  
)  
)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Ashley Johnson whose name as Relationship Manager 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 Relationship Manager of Bryant Bank, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 10th day of July, 2024, 2024

Notary Public

My commission expires JUNE 18, 2027

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PR-7

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/22/2024 02:50:16 PM  
\$256.00 BRITTANI  
20240522000152250



*Alli S. Bryant*