

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

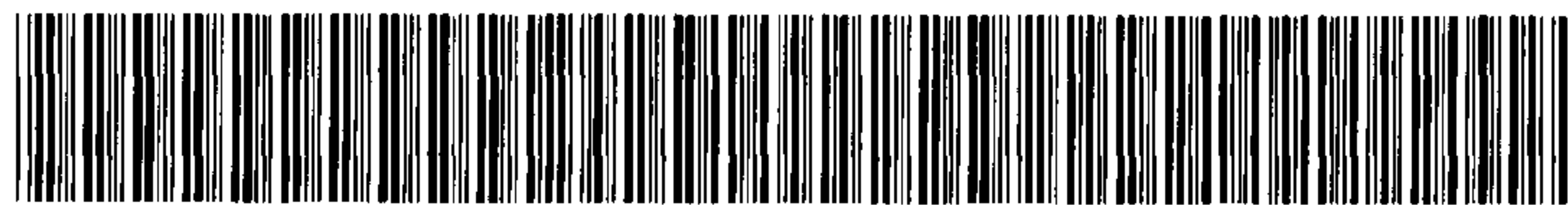
SEND TAX NOTICES TO:

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

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE



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Notice: The original principal amount available under the Note (as defined below), which was \$820,000.00 (on which any required taxes already have been paid), now is increased by an additional \$285,000.00.

THIS MODIFICATION OF MORTGAGE dated June 26, 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 #202310310003192800, Shelby County, Alabama; and Modification to Mortgage dated 01/31/2024 Recorded 01/31/2024 Instrument #20240131000025200, 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 5209 Queensferry Lane, Hoover, AL 35242.

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

Original Mortgage Amount of \$700,000.00 and Modification of Mortgage Amount of \$120,000.00 for Current Total Mortgage of \$820,000.00 is hereby Modified for increase of \$285,000.00 for New Total Mortgage Amount of \$1,105,000.00. 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: 410062400

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ACCOMMODATION MORTGAGE. Jason R. Thomas is executing this mortgage for his interest in and to subject property as an accommodation, pledge and security of the subject property as collateral to induce lender, Traditions Bank to extend credit to World Class Motors, Inc. under the terms of note dated 06/24/2024.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JUNE 26, 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:

Jason R. Thomas (Seal)
Jason R. Thomas

LENDER:

TRADITIONS BANK

Donya Hardina (Seal)
Authorized Officer

This Modification of Mortgage prepared by:

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

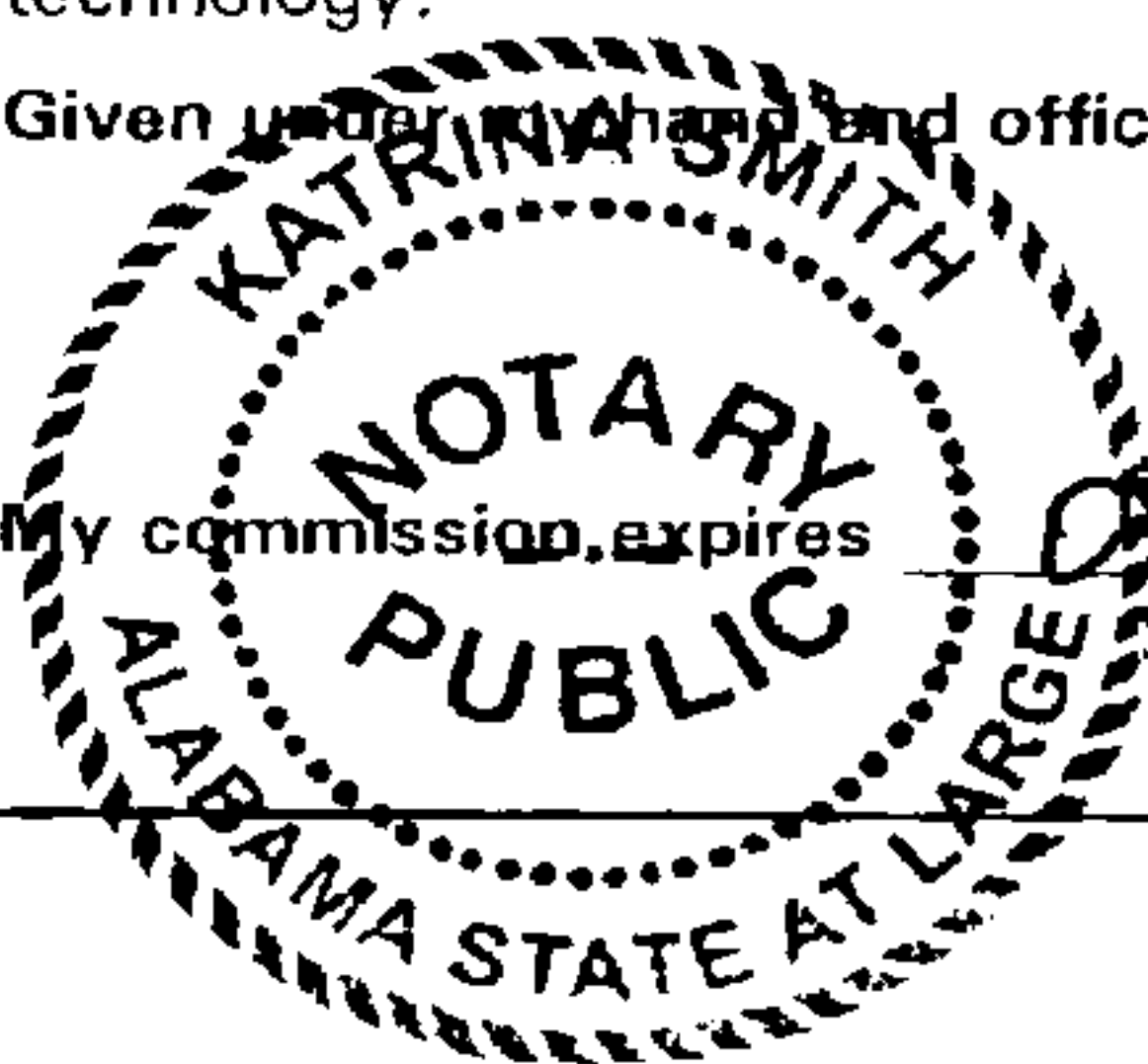
INDIVIDUAL ACKNOWLEDGMENT

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 26th day of June, 2024
Katrina Smith
Notary Public

My commission expires 08-04-2026



**MODIFICATION OF MORTGAGE
(Continued)**

Loan No: 410062400

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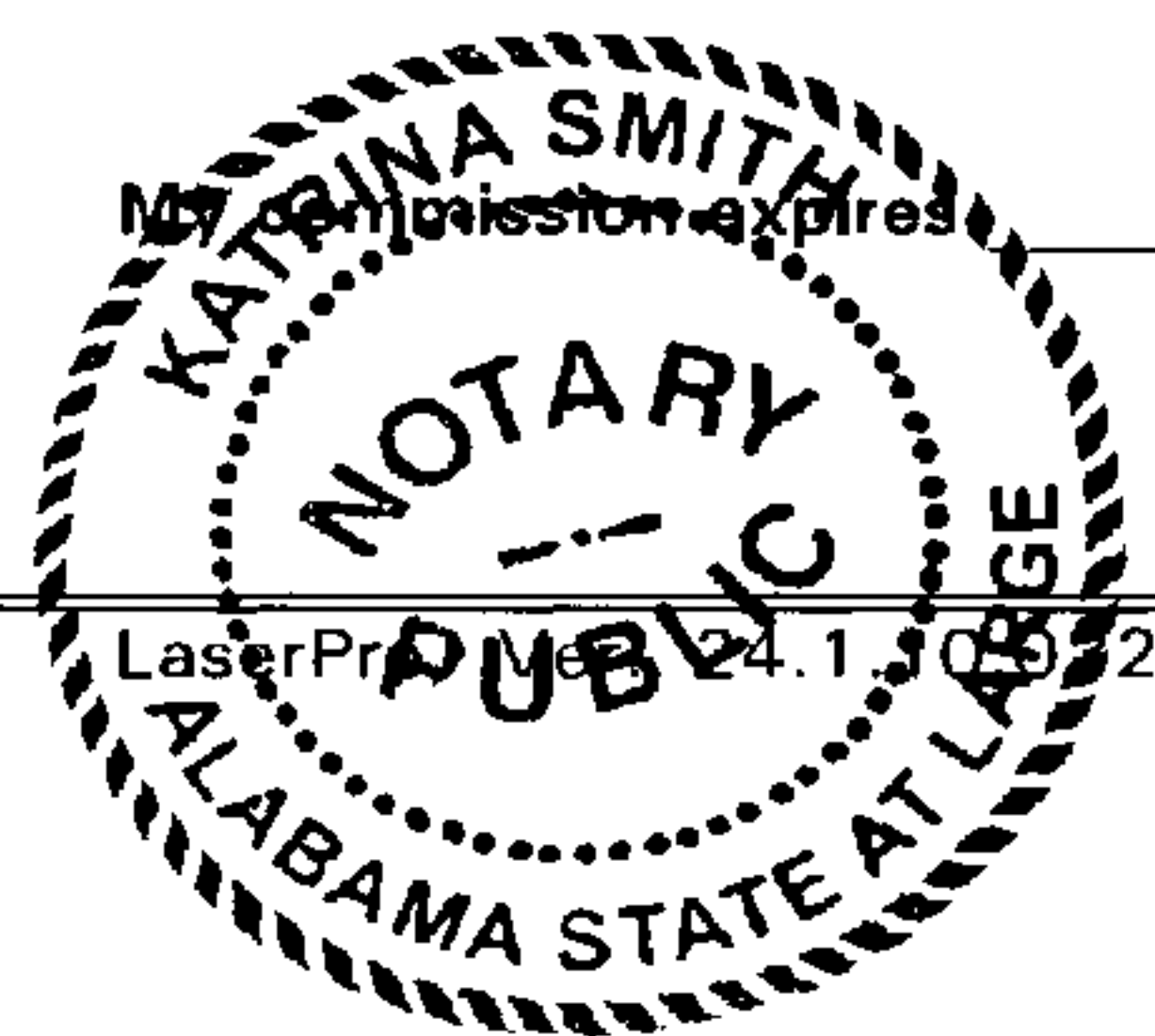
LENDER ACKNOWLEDGMENT

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 TONYA HARDMAN whose name as Authorized Officer 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 Officer 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 26th day of June, 2024.

Katrina Smith
Notary Public



08-04-2026

LEGAL DESCRIPTION:

This LEGAL DESCRIPTION: is attached to and by this reference is made a part of the Modification of Mortgage, dated June 26, 2024, and executed in connection with a loan or other financial accommodations between TRADITIONS BANK and World Class Motors, LLC.

Property Address: 5209 Queensferry Lane, Hoover, AL 35242

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.

Shelby Co AL tax parcel #03-8-33-0-004-006.000.

THIS LEGAL DESCRIPTION: IS EXECUTED ON JUNE 26, 2024.

GRANTOR:

X  (Seal)
Jason R. Thomas

LENDER:

TRADITIONS BANK

X  (Seal)
Authorized Officer

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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/27/2024 12:01:51 PM
\$459.50 LAURA
20240627000193090

Allie S. Bayl