

RECORDATION REQUESTED BY:

SouthPoint Bank
Commercial Lending
3501 Grandview Parkway
Birmingham, AL 35243

WHEN RECORDED MAIL TO:

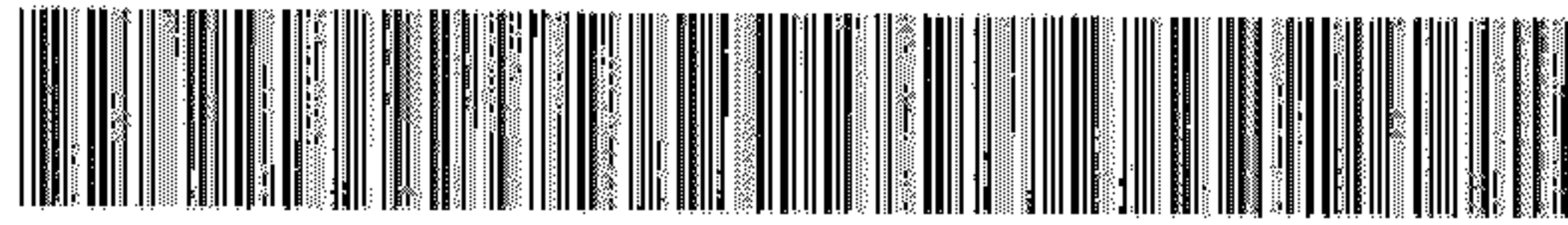
SouthPoint Bank
Commercial Lending
3501 Grandview Parkway
Birmingham, AL 35243

SEND TAX NOTICES TO:

SouthPoint Bank
Commercial Lending
3501 Grandview Parkway
Birmingham, AL 35243

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE



000000001000035400074007262024

Notice: The original principal amount available under the Note (as defined below), which was \$55,000.00 (on which any required taxes already have been paid), now is increased by an additional \$115,000.00.

THIS MODIFICATION OF MORTGAGE dated July 26, 2024, is made and executed between CAMERON L HUNSAKER and JULIE HUNSAKER, whose address is 4212 Lakeview Cir, Birmingham, AL 35242; husband and wife (referred to below as "Grantor") and SouthPoint Bank, whose address is 3501 Grandview Parkway, Birmingham, AL 35243 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated September 24, 2021 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Mortgage recorded on 10/6/2021 in Shelby County Instrument #20211006000488540 Page 1/6.

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

Lot 5, according to the Survey of Fowler's Lake Estates, as recorded in Map Book 3, Page 148, in the Probate Office of Shelby County, Alabama

The Real Property or its address is commonly known as 4212 Lakeview Cir, Birmingham, AL 35242.

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

INCREASE THE ORIGINAL MORTGAGE AMOUNT FROM \$55,000.00 TO \$170,000.00 BY EXECUTING THIS AMENDMENT TO MORTGAGE. THE TOTAL PRINCIPAL AMOUNT SECURED BY THE SECURITY INSTRUMENT AT ANY ONE TIME WILL NOT EXCEED \$170,000.00 WHICH IS A \$115,000.00 INCREASE TO THE TOTAL PRINCIPAL AMOUNT SECURED.


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 JULY 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:

X  (Seal)
CAMERON L HUNSAKER

X  (Seal)
JULIE HUNSAKER

LENDER:

SOUTHPOINT BANK

X  (Seal)
Authorized Signer

Loan No: 1000035400

MODIFICATION OF MORTGAGE
(Continued)

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This Modification of Mortgage prepared by:

Name: Starr Smoot, Loan Specialist
Address: 3501 Grandview Parkway
City, State, ZIP: Birmingham, AL 35243

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 CAMERON L HUNSAKER and JULIE HUNSAKER, 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 26th day of July, 2024.

My commission expires 3-11-2025



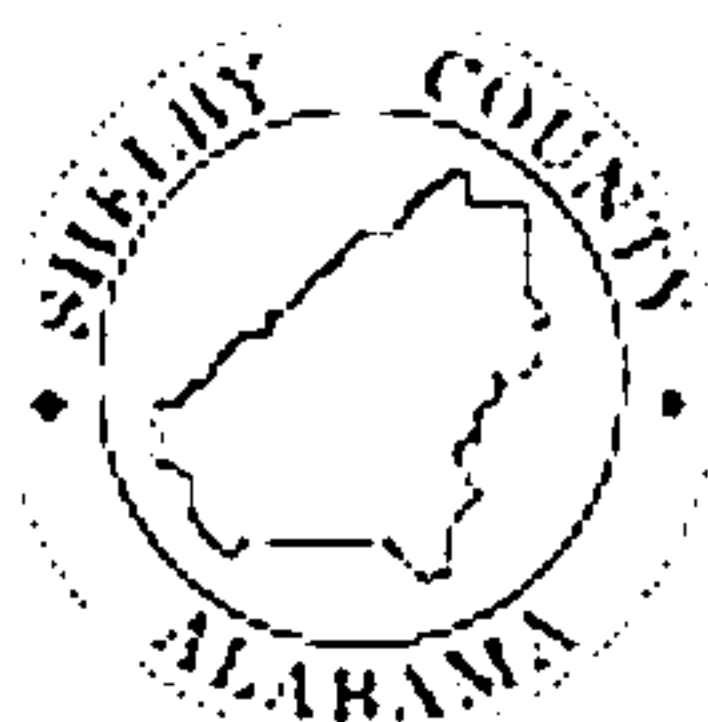
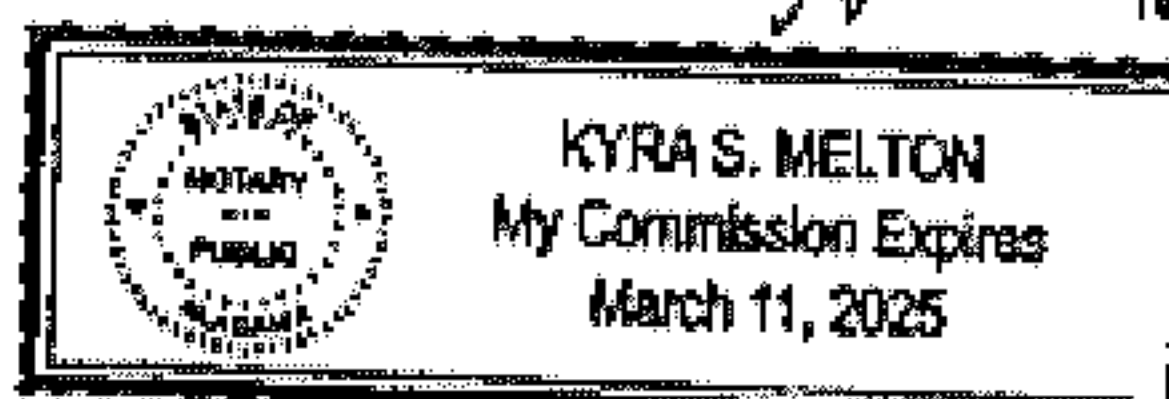
LENDER ACKNOWLEDGMENT

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 Michael T. Claver whose name as Branch Manager of SouthPoint 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 Branch manager of SouthPoint Bank, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 19th day of August, 2024.

My commission expires 3-11-2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/19/2024 02:28:13 PM
\$197.50 CHARITY
20240819000259180

Allen S. Bayl