

\* Increase Mortgage from \$500,000.00 to \$800,000.00.

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## Modification of Mortgage

### With Future Advance Clause

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The date of this Real Estate Modification ("*Modification*") is November 22, 2024.

#### Mortgagor

IDesign Investments, LLC  
an Alabama Limited Liability Company  
Glenda Brown a/k/a Glenda Cunningham  
A Married Individual  
606 Village Way  
Pelham AL 35124

#### Lender

Central State Bank  
Organized and existing under the laws of the state  
of Alabama  
11025 Hwy 25  
Calera, AL 35040

**Background.** Mortgagor and Lender entered into a Security Instrument dated February 27, 2023 and recorded on March 6, 2023. The Security Instrument was recorded in the records of Judge of Probate of Shelby County, Alabama in Instrument 20230306000060340. The properties are located in Shelby County at: 282 Hidden Creek Trail Pelham AL 35124, 722 Treymoor Lake Cir Alabaster AL 35007, 191 Hidden Cove Cir Pelham AL 35124, 231 Carrington Ln Calera AL 35040, 206 Mitoba Trl Pelham AL 35124 and 105 Little John Cir Calera, AL 35040; Described as: SEE ATTACHED EXHIBIT "A"

**Modification.** For value received, Mortgagor and Lender agree to modify the original Security Instrument. Mortgagor and Lender agree that this Modification continues the effectiveness of the

original Security Instrument. The Security Instrument was given to secure the original debts and obligations (whether identified as Secured Debts, Sums Secured, or otherwise) that now have been modified. Together with this Modification, the Security Instrument now secures the following debts and all extensions, renewals, refinancings, modifications and replacements.

A promissory note between Lender and IDESIGN INVESTMENTS, LLC (the "*Borrower*") dated November 22, 2024 signed by GLENDA BROWN, Member, and dated the same date as this Modification of Mortgage. The promissory note states that Borrower promises to pay Lender, amounts advanced from time to time, up to the maximum principle balance of Eight Hundred Thousand and 00/100 Dollars (U.S. \$800,000.00) plus interest from the date of disbursement, until the note is paid in full and there are no further obligations to make advances under the loan.

**Maximum Obligation Limit.** The total principal amount secured by the Security Instrument at any one time will not exceed \$800,000.00. This limitation of amount does not include interest and other fees and charges validly made pursuant to the Security Instrument. Also, this limitation does not apply to advances made under the terms of the Security Instrument to protect Lender's security and to perform any of the covenants contained in the Security Instrument.


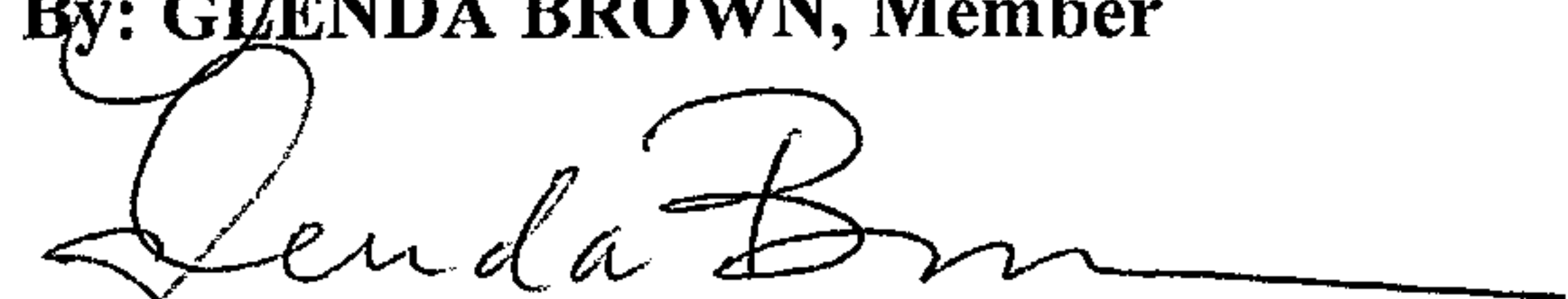
**Warranty of Title.** Mortgagor warrants that Mortgagor is or will be lawfully seized of the estate conveyed by the Security Instrument and has the right to grant, bargain, convey, sell, and mortgage the property. Mortgagor also warrants that such same property is unencumbered, except for encumbrances of record.

**Continuation of Terms.** Except as specifically amended in this Modification, all terms of the Security Instrument remain in effect.

**Signatures.** By signing under seal below, Mortgagor agrees to the terms and covenants contained in this Modification. Mortgagor also acknowledges receipt of a copy of the Modification.

Signed, sealed and delivered:


**Mortgagor**

	11/22/2024
IDEIGN INVESTMENTS, LLC	Date
By: GLENDA BROWN, Member	Seal
	11/22/2024
GLENDA BROWN	Date
a/k/a GLENDA CUNNINGHAM	Seal

**Lender**

**Central State Bank**

*a/an Alabama State Member Bank*

  
BRYAN MORROW 11-22-24  
Assistant VP - Lending Officer Date

**Acknowledgment**


State of Alabama

County of Shelby

I, ALISON G. LUBIN hereby certify that  
GLENDABROWN, as Member of IDESIGN INVESTMENTS LLC

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 the instrument, he/she executed the same voluntarily on the same day the same bears date.

Given under my hand this 22<sup>ND</sup> day of NOVEMBER, 2024.

  
Notary Public

ALISON G. LUBIN  
Notary Public Name



This notarial act was completed:

- ☒ In Person  
☐ In Person Electronic  
☐ Remote Online Notarization

**Acknowledgment**

State of Alabama

County of Shelby

I, ALISON G. LUBIN hereby certify that  
GLEND A BROWN a/k/a GLEND A CUNNINGHAM,

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 the instrument, he/she executed the same voluntarily on the same day the same bears date.

Given under my hand this 22<sup>ND</sup> day of November, 2024.

Alison G. Lubin  
Notary Public

ALISON G. LUBIN  
Notary Public Name

This notarial act was completed:

- ☒ In Person  
☐ In Person Electronic  
☐ Remote Online Notarization



ACKNOWLEDGMENT  
STATE OF ALABAMA

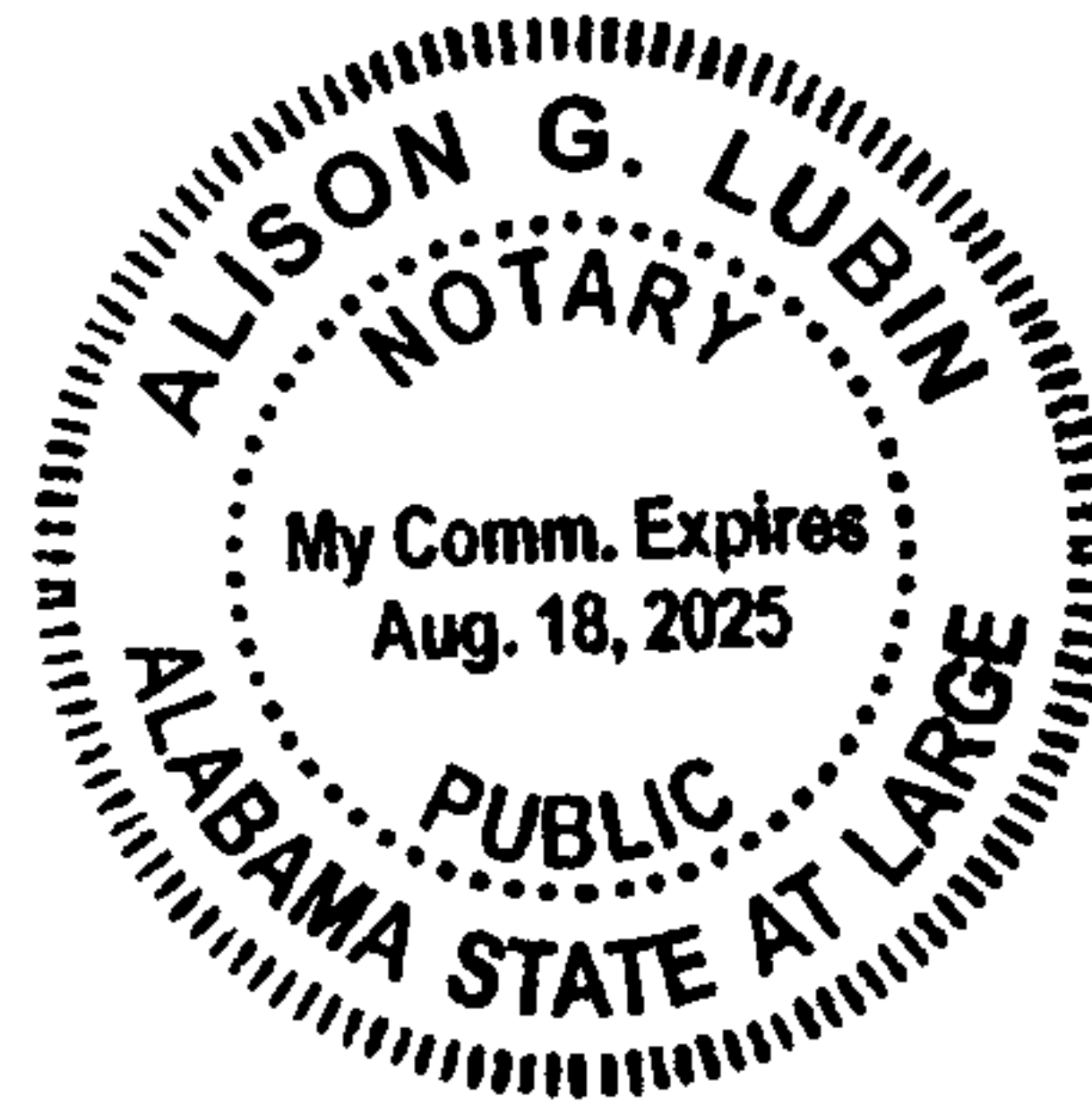
County of Shelby

I, Alison G. Lubin hereby certify that  
Bryan Morrow as ASST VP - Lending Officer for  
Central State Bank,  
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 the instrument, he/she, in his/her capacity as such  
ASST VP - Lending Officer, executed the same voluntarily on the same bears date.

Given under my hand this 22 day of November, 2024.

Alison G. Lubin  
Notary Public

ALISON G. LUBIN  
Notary Public Name



This notarial act was completed:

- ☒ In Person  
☐ In Person Electronic  
☐ Remote Online Notarization

**This Document Prepared By:** CENTRAL STATE BANK  
PO BOX 180  
CALERA, AL 35040



EXHIBIT "A"

**PARCEL I:**

Lot 21, according to the Survey of Hidden Creek Townhomes, Phase II, as recorded in Map Book 28, Page 37, in the Probate Office of Shelby County, Alabama.

**PARCEL II:**

Lot 553, according to the Survey of Weatherly Aberdeen Sector 18, as recorded in Map Book 21, Page 148, in the Probate Office of Shelby County, Alabama.

**PARCEL III:**

Lot 58, according to the Survey of Phase One, Hidden Creek Townhomes, as recorded in Map Book 27, Page 49, in the Probate Office of Shelby County, Alabama.

**PARCEL IV:**

Lot 39, according to the Resurvey of Carrington Subdivision, Sector 11, as recorded in Map Book 26, Page 141, in the Probate Office of Shelby County, Alabama.

**PARCEL V:**

Lot 31, according to the Final Play of Nottingham Townhomes, as recorded in Map Book 33, Page 111, in the Probate Office of Shelby County, Alabama.

**PARCEL VI:**

Lot 165, according to the Survey of Hayesbury, Phase 1, according to the plat there of recorded in Map Book 28, Page 89, in the Probate Office of Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/02/2024 02:05:35 PM  
\$488.00 JOANN  
20241202000371180

*Allen S. Bayl*