

RECORDATION REQUESTED BY:

Bryant Bank
Columbiana
21290 Hwy 25
Columbiana, AL 35051

WHEN RECORDED MAIL TO:

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

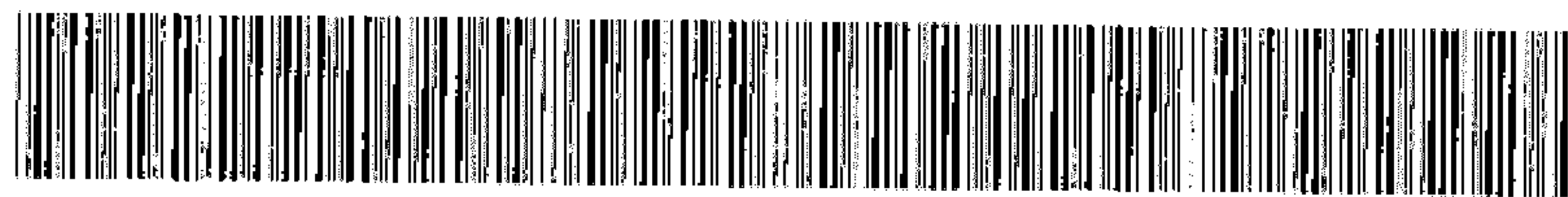
SEND TAX NOTICES TO:

Shane F Merrell
Robin B Merrell
64 5th Avenue
Shelby, AL 35143-0000

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



MODIFICATION OF MORTGAGE



#####%0740%07232025%#####

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 \$100,000.00.

THIS MODIFICATION OF MORTGAGE dated July 23, 2025, is made and executed between Shane F Merrell and Robin B Merrell, husband and wife (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 August 13, 2013 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded on 09/24/13 by Instrument No. 20130924000384840 in the Office of the Judge of Probate of Shelby County, Alabama. Modified on 09/09/15, recorded on 10/29/15 by Instrument No. 20151029000376790 in the Office of the Judge of Probate of Shelby County, Alabama. Modified on 11/05/20, recorded on 11/13/20 by Instrument No. 20201113000519576 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:

Lot 285, according to the survey of Alabama Power Company Recreational Cottage Site, Sector 5, as recorded in Map Book 23, Pages 29 A-B, in the Probate Office of Shelby County, Alabama.

Shane F Merrell AKA Shane Merrell
Robin B Merrell AKA Robin Merrell

The Real Property or its address is commonly known as 64 5th Avenue, Shelby, AL 35143-0000.

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

The purpose of this modification is to increase the mortgage amount to \$200,000.00.

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

MODIFICATION OF MORTGAGE (Continued)

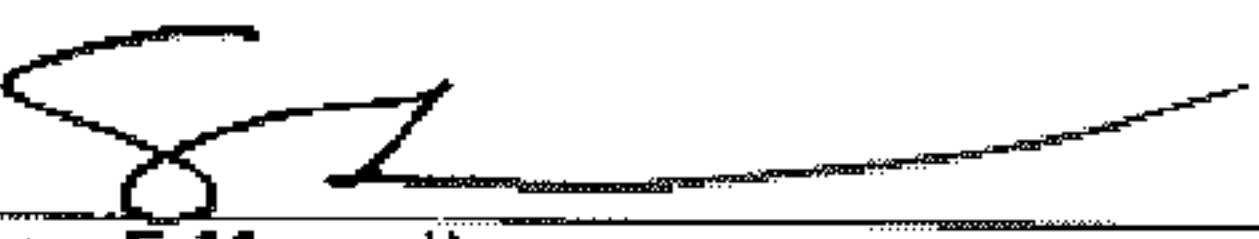
Page 2


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 23, 2025.


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)
Shane F Merrell

X  (Seal)
Robin B Merrell

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)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **Shane F Merrell and Robin B Merrell, 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 23 day of July, 2025.


Notary Public

My commission expires 10.18.2026



MODIFICATION OF MORTGAGE (Continued)

Page 3

LENDER ACKNOWLEDGMENT

STATE OF Alabama

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COUNTY OF Shelby

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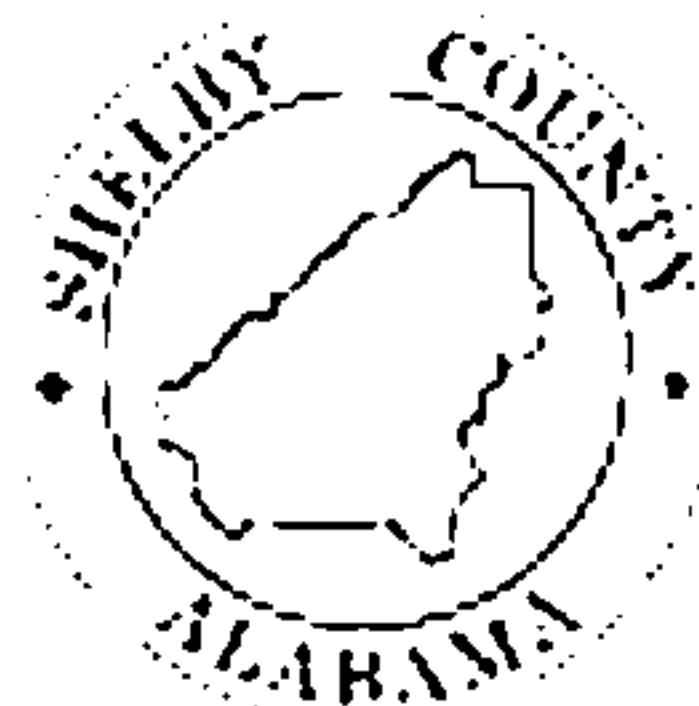
I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Inella Torrance whose name as Loan Officer - Columbiana Branch of Bryant Bank is signed to the foregoing Modification and who is known to me, acknowledged before me on this day that, being informed 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 23rd day of July, 2025.

My commission expires July 23, 2028



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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/30/2025 09:59:05 AM
\$182.00 PAYGE
20250730000231160

Alli S. Byrd