

RECORDATION REQUESTED BY:

River Bank & Trust
Alexander City Office
3617 US Highway 280
P.O. Box 669
Alexander City, AL 35010

WHEN RECORDED MAIL TO:

River Bank & Trust
Alexander City Office
3617 US Highway 280
P.O. Box 669
Alexander City, AL 35010

SEND TAX NOTICES TO:

River Bank & Trust
Alexander City Office
3617 US Highway 280
P.O. Box 669
Alexander City, AL 35010

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE



#####048540109022025

THIS MODIFICATION OF MORTGAGE dated September 2, 2025, is made and executed between JONATHAN ALAN SULLIVAN and EDITH KRISTEN MCREE A/K/A EDITH MCREE SULLIVAN whose address is 3337 AFTON LN, BIRMINGHAM, AL 35242-4212 (referred to below as "Grantor") and River Bank & Trust, whose address is 3617 US Highway 280, P.O. Box 669, Alexander City, AL 35010 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated December 3, 2021 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

3337 Afton Lane, Birmingham, AL 35242 - Mortgage recorded on 12/09/2021 in the office of the Judge of Probate, Shelby County, Alabama in Document Number 20211209000584710.

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 3337 AFTON LANE, BIRMINGHAM, AL 35242.

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

Principal increase from \$150,000.00 to \$250,000.00 new maturity date of 08/22/2040.

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.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED SEPTEMBER 2, 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)
JONATHAN ALAN SULLIVAN

X  (Seal)
EDITH MCREE SULLIVAN



#####048540209022025

**MODIFICATION OF MORTGAGE
(Continued)**

LENDER:

RIVER BANK & TRUST

X *Phillip R Blasingame* (Seal)
Phillip R Blasingame, Senior Vice President

This Modification of Mortgage prepared by:

Name:
Address:
City, State, ZIP:

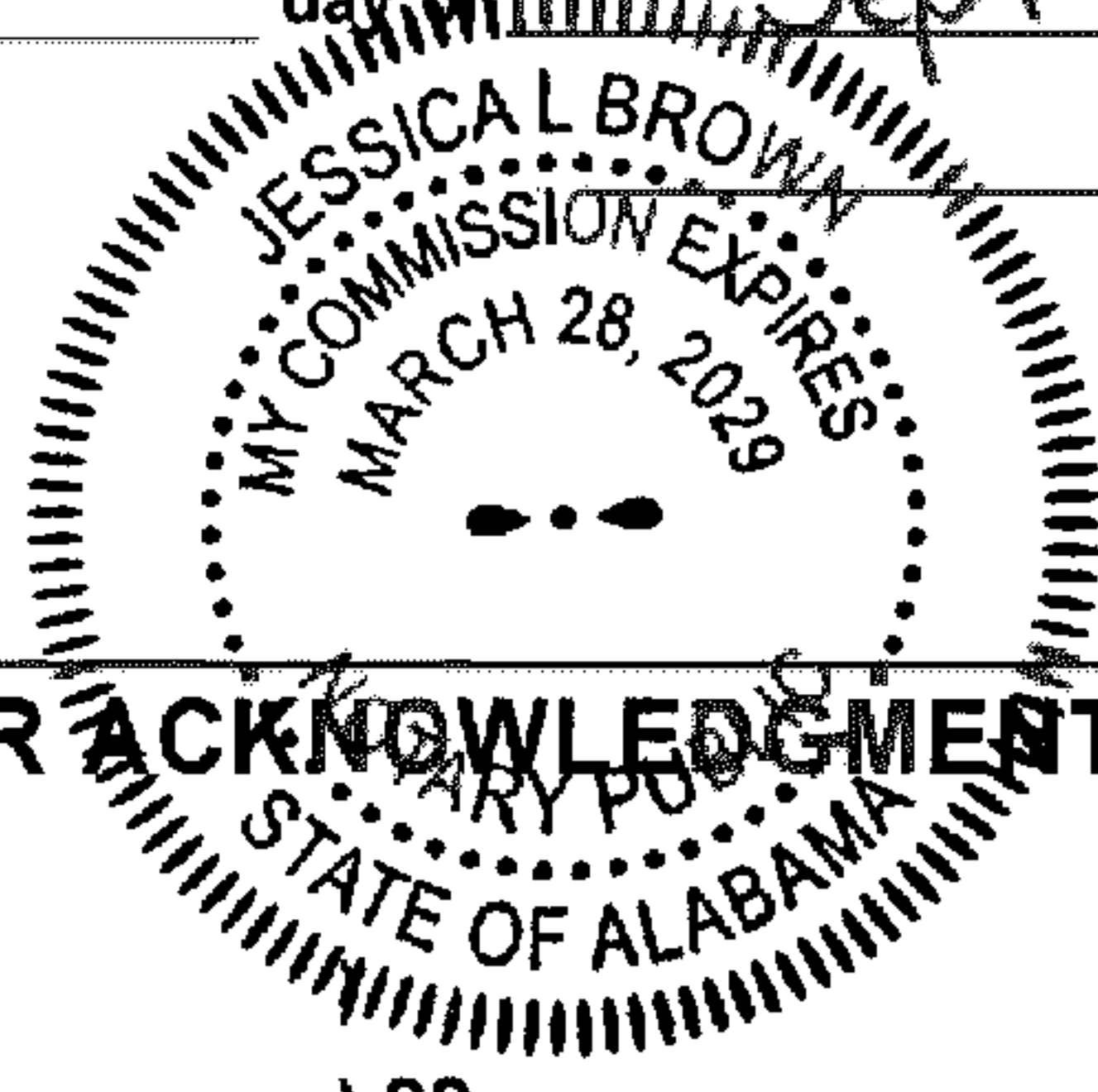
INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **JONATHAN ALAN SULLIVAN and EDITH MCREE SULLIVAN**, 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 2nd day of Sept, 20 25.
Jessica L. Brown
Notary Public

My commission expires 3-28-2029



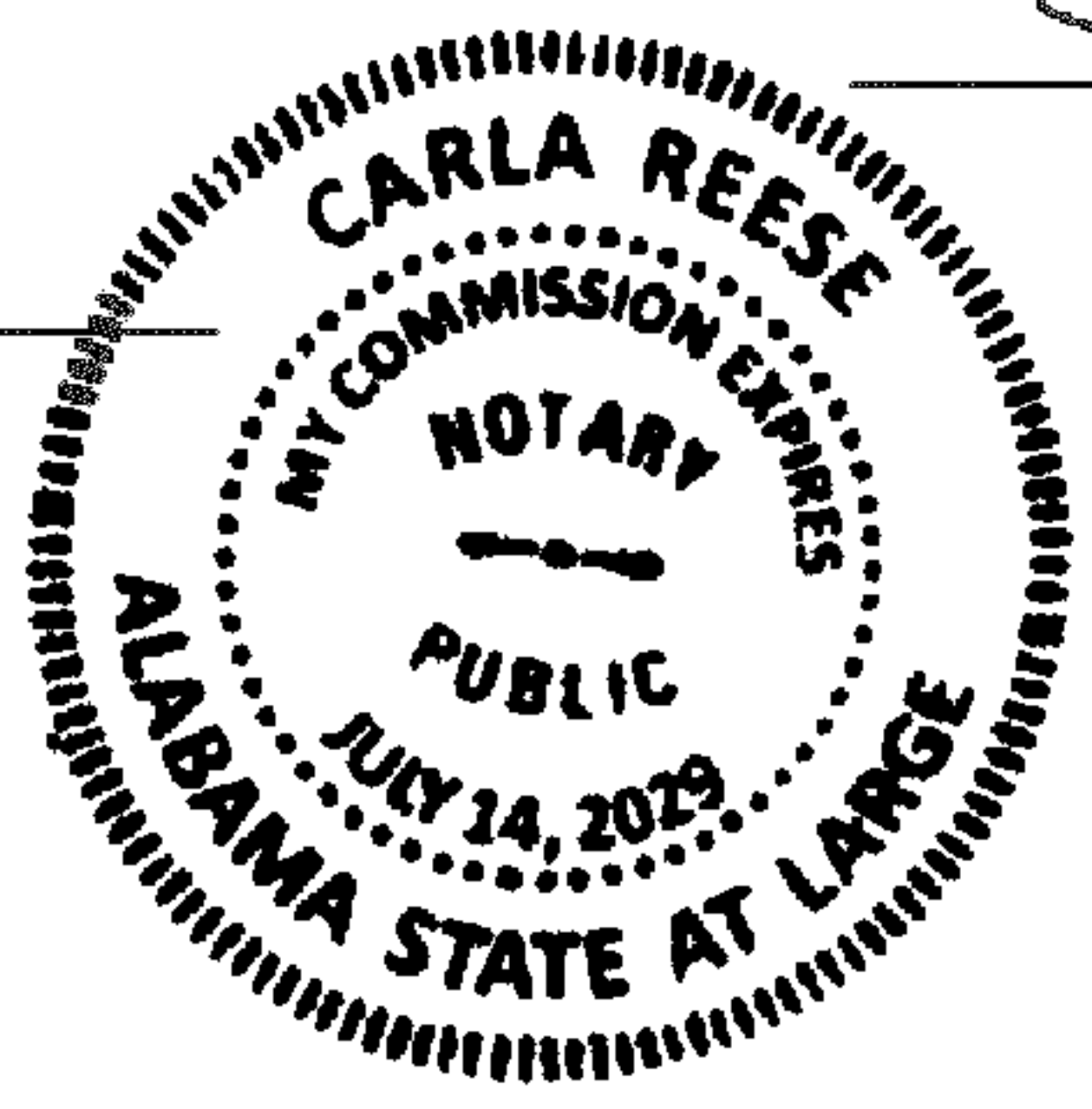
LENDER ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF TALLAPOOSA)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **Phillip R Blasingame** whose name as **Senior Vice President** of River Bank & Trust 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 **Senior Vice President** of River Bank & Trust, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 2nd day of September, 20 25.
Carla Reese
Notary Public

My commission expires July 14, 2029





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**MODIFICATION OF MORTGAGE
(Continued)**

EXHIBIT "A"

LEGAL DESCRIPTION

Lot C2A, according to the Survey of The Narrows Lake Estates, as recorded in Map Book 39, page 117, in the Probate Office of Shelby County, Alabama.

Together with rights granted in that certain Easment Agreement recorded in Instrument 20040311000126840, recorded in the Probate Office of Shelby County, Alabama.

THIS IS A PURCHASE MONEY MORTGAGE. THE ENTIRE PROCEEDS OF THE LOAN ARE BEING APPLIED TO THE PURCHASE OF THE HEREIN DESCRIBED REAL PROPERTY BEING CONVEYED SIMULTANEOUSLY HEREWITH.



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/16/2025 09:39:04 AM
\$407.00 BRITTANI
20250916000280220**

CT-21-02042

Allen S. Bayl