

Acc=9546335



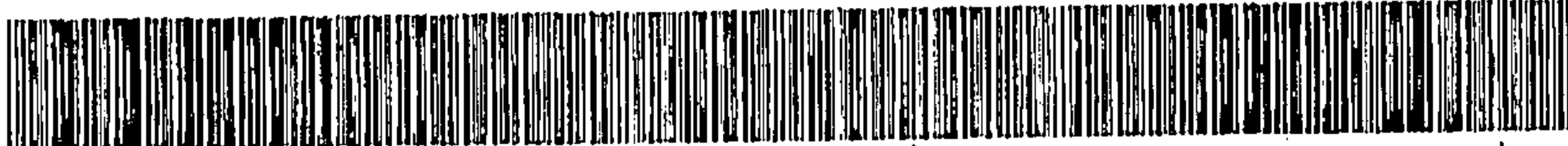
WHEN RECORDED, MAIL TO:
SERVISFIRST BANK
2500 WOODCREST PLACE
BIRMINGHAM, AL 35209

SEND TAX NOTICES TO:
DARIN MYERS
LANA MYERS
5220 SOUTH SHADES CREST RD
BESSEMER, AL 35022

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE

9546335-14



*000000000100154475%0740%11142025%*****

THIS MODIFICATION OF MORTGAGE dated November 14, 2025, is made and executed between DARIN MYERS, whose address is 5220 SOUTH SHADES CREST RD, BESSEMER, AL 35022 and LANA MYERS, whose address is 5220 SOUTH SHADES CREST RD, BESSEMER, AL 35022; Husband and Wife (referred to below as "Grantor") and ServisFirst Bank, whose address is 2500 WOODCREST PLACE, BIRMINGHAM, AL 35209 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated August 9, 2024 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

Recorded on 08/28/2024 in Instrument # 20240828000264920.

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 5220 SOUTH SHADES CREST RD, BESSEMER, AL 35022.

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

The principal amount of the Mortgage, which was \$60,000.00 (on which any required taxes already have been paid), now is increased to \$109,000.00. Current amount of indebtedness is \$36,980.45.

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 hereby ratifies and affirms that Grantor's liability shall continue in full force and effect through and including the Note's now extended maturity date and that Grantor has no defenses, setoffs, or other claims against Lender arising out of this credit facility. If it is determined that any other person or entity other than Lender shall have a lien, encumbrance, or claim of any type which has a legal priority over any term of this Modification, the original terms of the Note and Mortgage shall be severable from this Modification and separately enforceable from the terms thereof as modified hereby in accordance with their original terms, and Lender shall maintain all legal or equitable priorities which were in existence before the date of execution of this Modification. It is understood by and is the intention of the parties hereto that any legal or equitable priorities of Lender over any party which were in existence before the date of execution of this Modification shall remain in effect after the execution of this Modification.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED NOVEMBER 14, 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 Darin Myers (Seal)
DARIN MYERS

x Lana Myers (Seal)
LANA MYERS

LENDER:

SERVISFIRST BANK
x Kiley Elmore (Seal)
KILEY ELMORE, First Vice President

This Modification of Mortgage prepared by:

Name: WILLIAM KENT
Address: 2500 WOODCREST PLACE
City, State, ZIP: BIRMINGHAM, AL 35208



20251201000364750 2/4 \$104.50
Shelby Cnty Judge of Probate, AL
12/01/2025 08:53:15 AM FILED/CERT

MODIFICATION OF MORTGAGE
(Continued)

Loan No: 100154475

Page 2

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 DARIN MYERS and LANA MYERS, 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 14th day of November, 2025.

Benita M. Smith

Notary Public

My commission expires

8/6/2028

LENDER ACKNOWLEDGMENT

STATE OF

Alabama

)

COUNTY OF

Jefferson

) SS

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I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that KILEY ELMORE whose name as First Vice President of ServisFirst 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 First Vice President of ServisFirst Bank, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 14th day of November, 2025.

Benita M. Smith

Notary Public

My commission expires

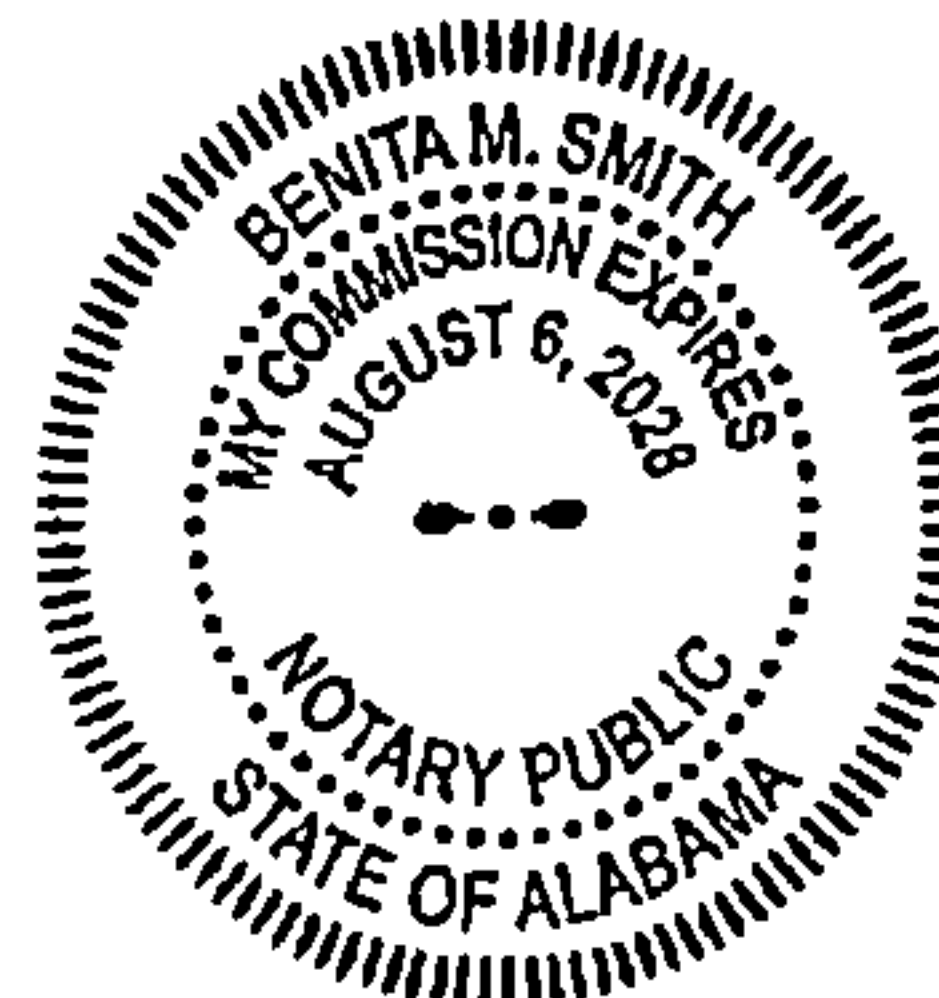
8/6/2028

EXHIBIT A

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

BEGINNING AT THE NORTHWEST CORNER OF NW 1/4 OF SE 1/4, SECTION 28, TOWNSHIP 20 SOUTH, RANGE 4 WEST, THENCE RUN SOUTH ALONG THE WEST LINE OF SAID NW 1/4 OF SE 1/4 A DISTANCE OF 1312.16 FEET TO POINT OF BEGINNING, CONTINUE SAID COURSE A DISTANCE OF 357.84 FEET, TURN LEFT AN ANGLE OF 140 DEGREES 10 MINUTES A DISTANCE OF 275.0 FEET; TURN LEFT AN ANGLE OF 90 DEGREES 00 MINUTES A DISTANCE OF 229.35 FEET TO POINT OF BEGINNING; BEING IN NW 1/4 OF SE 1/4 AND SW 1/4 OF SE 1/4, SECTION 28, TOWNSHIP 20 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA.

ALSO:

COMMENCE AT THE NORTHWEST CORNER OF THE NW 1/4 OF SE 1/4 OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA AND RUN THENCE SOUTHERLY ALONG THE WEST LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 1,215.00 FEET TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 97.16 FEET TO A POINT; THENCE TURN 55 DEGREES 05 MINUTES 13 SECONDS LEFT AND RUN EAST-SOUTHEASTERLY A DISTANCE OF 218.11 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SOUTH SHADES CREST ROAD (A/K/A SHELBY COUNTY ROAD NO. 2); THENCE TURN 84 DEGREES 20 MINUTES 28 SECONDS LEFT AND RUN NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 53.82 FEET TO A POINT; THENCE TURN 90 DEGREES 18 MINUTES 43 SECONDS LEFT AND RUN NORTHWESTERLY A DISTANCE OF 280.25 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

THIS BEING THE SAME PROPERTY CONVEYED TO DARIN G. MYERS AND WIFE, LANA MYERS, AS JOINT TENANTS WITH RIGHT OF

SURVIVORSHIP, DATED 05/20/2011 AND RECORDED ON 06/15/2011
IN INSTRUMENT NO. 20110615000175780, IN THE SHELBY COUNTY
RECORDERS OFFICE.

PARCEL NO. 12 8 28 0 000 012.001

Order Number: 9546335

Address: 5220 SOUTH SHADES CREST ROAD, HELENA, AL



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County



20251201000364750 4/4 \$104.50
Shelby Cnty Judge of Probate, AL
12/01/2025 08:53:15 AM FILED/GERT

Allen S. Bayl