

**RECORDATION REQUESTED BY:**

SouthState Bank, N.A.  
1101 First Street South  
Winter Haven, FL 33880

**WHEN RECORDED MAIL TO:**

SouthState Bank, N.A.  
PO Box 118068  
Charleston, SC 29423

**SEND TAX NOTICES TO:**

Frederick L. Angst  
Victoria Elliott  
2105 Natalie Lane  
Hoover, AL 35244

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

9493607-04 **MODIFICATION OF MORTGAGE**



\*#####FREDE0000000000000000ANGST00000740\*

**MORTGAGE TAX.** This Modification modifies a Mortgage given as security for a note that is amended and renewed by separate agreement between the Lender and the borrower. The principal balance of such note, as amended and renewed by separate agreement, is being increased by \$270,000.00, resulting in a total secured loan amount of \$500,000.00. Accordingly, mortgage taxes in the amount of \$405.00, are due and owing on the recording of this Modification.

**THIS MODIFICATION OF MORTGAGE** dated November 7, 2025, is made and executed between Frederick L. Angst and Victoria Elliott, a married couple, whose address is 2105 Natalie Lane, Hoover, AL 35244 (referred to below as "Grantor") and SouthState Bank, N.A., whose address is 1101 First Street South, Winter Haven, FL 33880 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated September 5, 2025 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded on September 23, 2025, in Volume/Inst #Doc# 20250923000291260.

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

The property described in the Mortgage

The Real Property or its address is commonly known as 2105 Natalie Lane, Hoover, AL 35244.

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

The Mortgage also secures the following debts and all extension, renewals, refinancing's, modifications, and replacements: Credit Agreement dated in the name(s) of Frederick L. Angst, in the amount of \$500,000.00.

**PARAGRAPH 1** is hereby deleted and replaced with the following:

**MAXIMUM LIEN.** The lien of this Mortgage shall not exceed at any one time \$500,000.00

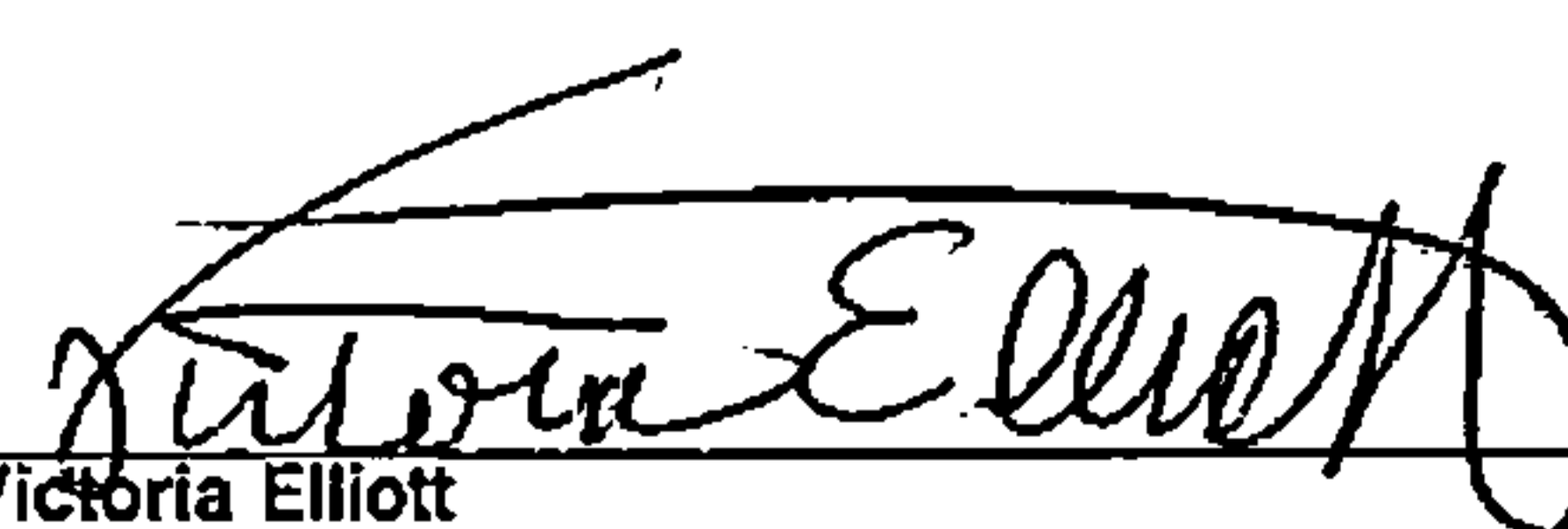
**CONTINUING VALIDITY.** Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's 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 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 NOVEMBER 7, 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)  
Frederick L. Angst

X  (Seal)  
Victoria Elliott

MODIFICATION OF MORTGAGE  
(Continued)

LENDER:

SOUTHSTATE BANK, N.A.

X [Signature] (Seal)  
Authorized Signer

This Modification of Mortgage prepared by:

Name: Liz Nettles, Consumer Loan Closer  
Address: 1101 First Street South  
City, State, ZIP: Winter Haven, FL 33880

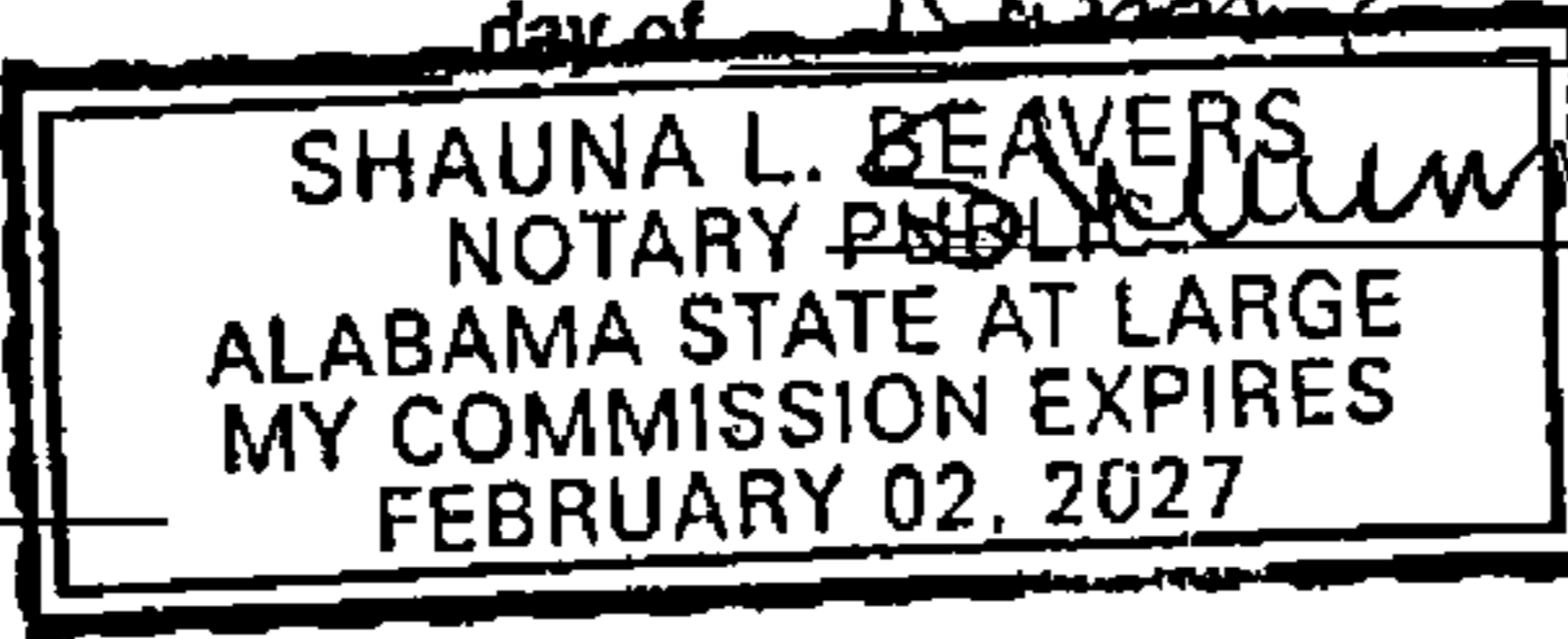
INDIVIDUAL ACKNOWLEDGMENT

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 Frederick L. Angst and Victoria Elliott, a married couple, 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 7<sup>th</sup> day of November, 2025.

My commission expires 02/02/2027



[Signature]  
Notary Public

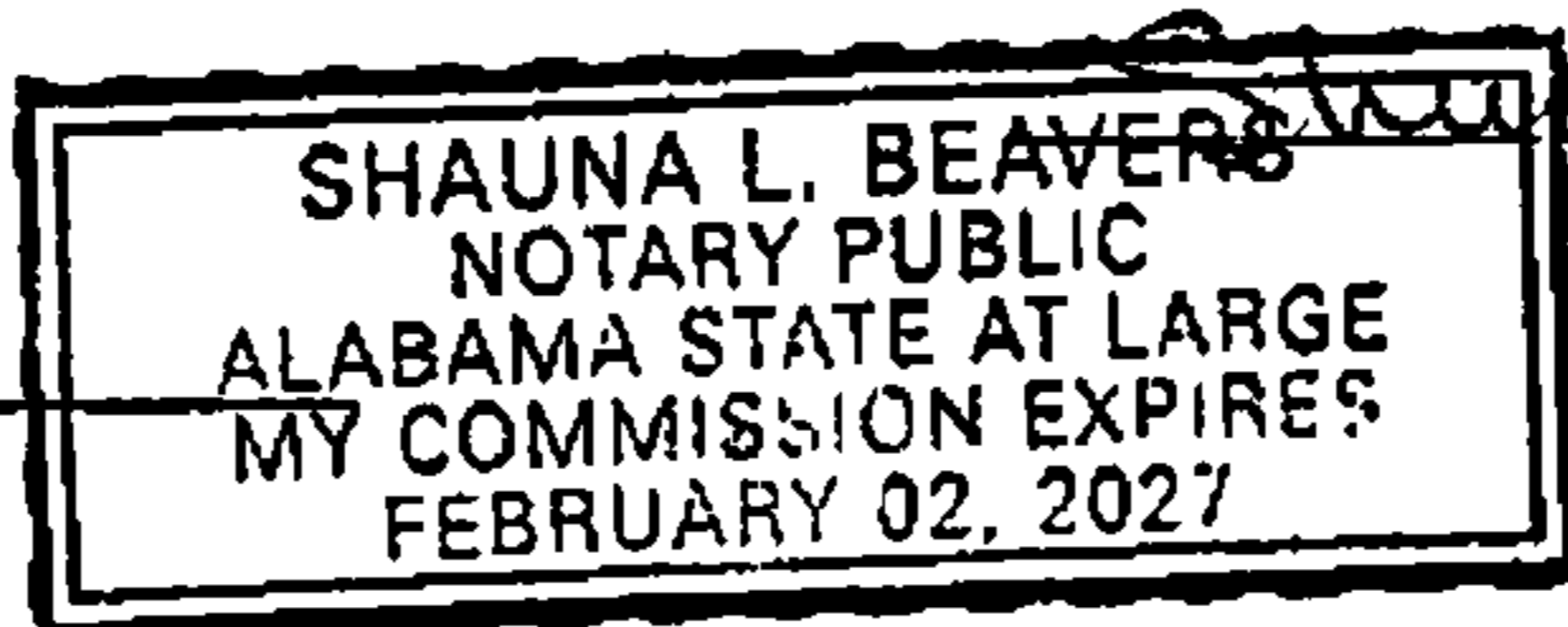
LENDER ACKNOWLEDGMENT

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 Curtis Dunaway whose name as VP of SouthState Bank, N.A. 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 [Signature] of SouthState Bank, N.A., executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of November, 2025.

My commission expires 02/02/2027



[Signature]  
Notary Public

**EXHIBIT A**

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE SHELBY COUNTY, ALABAMA:

PROPERTY 1:

LOT 61-A OF A RESURVEY OF LOTS 61 AND 61 AND 62-A, ACCORDING TO THE SURVEY OF SOUTHLAKE 1ST ADDITION, AS RECORDED IN MAP BOOK 18, PAGE 104, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

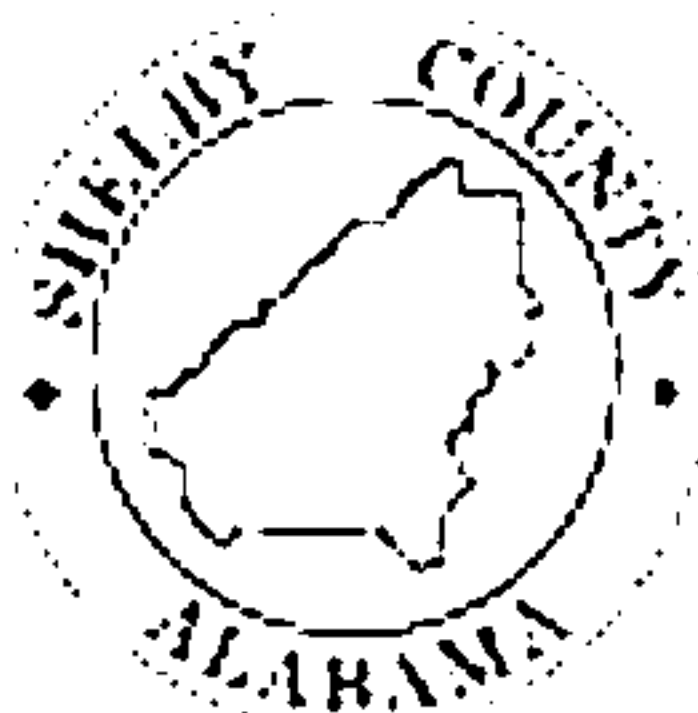
MINING AND MINERAL RIGHTS EXCEPTED.

THIS BEING THE SAME PROPERTY CONVEYED TO FREDERICK L. ANGST, DATED 12/13/2024 AND RECORDED ON 12/17/2024 IN INSTRUMENT NO. 20241217000384610, IN THE SHELBY COUNTY RECORDERS OFFICE.

PARCEL NO. 10 4 17 0 001 013.068

Order Number: 9493607

Address: 2105 NATALIE LN, HOOVER, AL



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/02/2025 01:30:31 PM  
\$433.00 KELSEY  
20251202000369250

*Alli S. Bayl*