

This instrument prepared by Amy Butler

✓ Jefferson Federal Savings and Loan Association  
215 North 21st Street  
Birmingham, Alabama 35203  
Birmingham, Alabama 35203

1263  
**MODIFICATION AGREEMENT**

THE STATE OF Alabama )

ACCOUNT # 00-40-884466

Shelby COUNTY )

PMI CERTIFICATE # n/a

This Agreement made and entered into on this 14th day of December, 19 89, by and between Ronny D. Landrum and wife, Carol S. Landrum

(hereinafter referred to as "Borrower"), and JEFFERSON FEDERAL SAVINGS AND LOAN ASSOCIATION OF BIRMINGHAM, a federally chartered savings and loan association (hereinafter referred to as "Association"):

**WITNESSETH**

WHEREAS, Ronny D. Landrum and wife, Carol S. Landrum

did on, to-wit: the 20th day of December, 19 84, execute to the Association a mortgage covering certain, real property located and situated in Shelby County, Alabama, which said mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Real Volume 013, Page 88, reference being hereby made to said record for a particular description of said property, said mortgage and the note therein described assumed by n/a

executed on the n/a day of n/a, 19 n/a, which said Assumption Agreement is recorded on the n/a day of n/a, 19 n/a, in the Office of the Judge of Probate of n/a County, n/a, in Real Volume n/a, Page n/a, and

WHEREAS, the original principal balance due on the indebtedness secured by said mortgage in the principal sum of \$ 70,000.00; and

WHEREAS, Borrower is desirous of converting said note and mortgage from an adjustable to a fixed rate mortgage loan.

NOW, THEREFORE, in consideration of the premises and other value consideration in hand paid by the parties hereto to each other, the receipt, adequacy and sufficiency whereof is hereby acknowledged, the parties hereto covenant and agree as follows:

1. That the present principal balance of the indebtedness securing said mortgage is in the amount of \$ 67,620.30.

2. The Borrower agrees to pay said present principal balance of \$ 67,620.30 in accordance with the following loan plan of the Association:

Borrower shall pay to the Association the balance due on said note and mortgage with interest at the rate of ten and one fourth percent (10.25 %) per annum payable in equal monthly principal and interest installments of \$ 626.42, with the first such monthly installment being due and payable on the 1st day of February, 19 90, and on the first day of each successive month thereafter to and including the first day of January 20 15, on which said latter date the entire unpaid balance of principal together with all accrued interest shall be due and payable unless sooner paid. Each of said monthly installments shall be applied first to the payment of accrued interest on the unpaid balance of principal, and the remainder of said installments shall be applied to the reduction of principal.

3. That, except as modified by this agreement, all of the conditions, obligations, agreements and stipulations made in the original mortgage and note shall remain in full force and effect, and especially those provisions set forth in said mortgage in regard to default and foreclosure.

IN WITNESS WHEREOF, the parties hereto and hereunder have set their hands and seals in duplicate, on the date herein above first written.

James J. Bours  
Witness

Ronny D. Landrum (SEAL)  
Borrower  
Carol S. Landrum (SEAL)  
Borrower [sign original only]  
Carol S. Landrum

THE STATE OF Al )  
Jefferson COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ronny D. Landrum and Carol S. Landrum, whose names as Borrowers 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 the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office, this 12th day of Jan, 19 90.

James J. Bours  
NOTARY PUBLIC, NOTARY PUBLIC STATE OF ALABAMA AT LARGE.  
My commission expires SEP. 22, 1992.  
(NOTARY PUBLIC UNDERWRITER)

JEFFERSON FEDERAL SAVINGS AND LOAN  
ASSOCIATION OF BIRMINGHAM  
("Association")

BY: Lillian R. Shannon  
ITS: Assistant Vice President

THE STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Lillian R. Shannon whose name as Assistant Vice President of Jefferson Federal Savings and Loan Association of Birmingham, an association, 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 as such officer, and with full authority, executed the same voluntarily for and as the act of the corporation.

Given under my hand and seal of office this 16th day of January, 19 90

James J. Bours  
NOTARY PUBLIC  
My Commission expires \_\_\_\_\_

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

90 JAN 18 AM 10:05

James J. Bours, Jr.  
JUDGE OF PROBATE

1. Deed Tax	-----	\$	-----
2. ...	-----	\$	-----
3. ...	-----	\$	5.00
4. ...	-----	\$	3.00
5. ...	-----	\$	-----
6. ...	-----	\$	1.00
Total	-----	\$	9.00