

When recorded mail to: #:8442468

First American Title 

Loss Mitigation Title Services 449.6

P.O. Box 27670

Santa Ana, CA 92799

RE: MIMS - PROPERTY REPORT

This Document Prepared By:

FLAGSTAR BANK, FSB

5151 CORPORATE DRIVE


TROY, MI 48098

BRIAN PRICE

Current UPB: \$112,878.34

New UPB: \$109,463.13

New Money: \$0.00

  
20150312000076650 1/6 \$193.25  
Shelby Cnty Judge of Probate, AL  
03/12/2015 09:33:38 AM FILED/CERT

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_  
Original Recording Date: **June 02, 2008** Loan No: **501971102**  
Original Loan Amount: **\$118,342.00** FHA Case Number: **011-5895987-703**  
Original Lender: **MERS as nominee for**  
**HOMETOWN MORTGAGE SERVICES, INC.**  
New Money: **\$0.00**

## LOAN MODIFICATION AGREEMENT

\*MERS as nominee for Flagstar Bank, FSB successor in interest to original lender

This Loan Modification Agreement ("Agreement"), made this 16<sup>th</sup> day of December, 2013, between **KEVIN R. MIMS AND RACHAEL D. MIMS, HUSBAND AND WIFE** whose address is **112 HICKORY ST, MAYLENE, AL 35114** ("Borrower") and **Flagstar Bank, FSB\*** which is organized and existing under the laws of **The United States of America**, and whose address is **5151 CORPORATE DRIVE, TROY, MI 48098** ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") dated **May 27, 2008** and recorded in **Book/Liber N/A, Page N/A**, Instrument No: **20080602000221460**, of the **Official Records (Name of Records) of SHELBY County, AL (County and State, or other Jurisdiction)** and (2) the Note, bearing the same date as, and secured by, the Security Instrument, which covers the real and personal property described in the Security Instrument and defined therein as the "Property", located at

**112 HICKORY ST, MAYLENE, AL 35114,**  
(Property Address)



\* 5 0 1 9 7 1 1 0 2 \*  
HUD MODIFICATION AGREEMENT  
8300h 11/12



\* 1 5 3 2 2 + 1 6 \*

(page 1 of 5)

the real property described being set forth as follows:

**See Exhibit "A" attached hereto and made a part hereof;**

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. As of **October 1, 2013**, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. **\$109,463.13**, consisting of the amount(s) loaned to Borrower by Lender plus capitalized interest in the amount of **\$11,985.67** and other amounts capitalized, which is limited to escrows and any legal fees and related foreclosure costs that may have been accrued for work completed.
2. Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of Lender. Interest will be charged on the Unpaid Principal Balance at the yearly rate of **3.875%**, from **September 1, 2013**. Borrower promises to make monthly payments of principal and interest of U.S. **\$514.74**, beginning on the **1st** day of **October, 2013**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on **September 1, 2043** (the "Maturity Date"), Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, Borrower will pay these amounts in full on the Maturity Date.
3. If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by the Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by the Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by the Security Instrument without further notice or demand on Borrower.

4. Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that Borrower is obligated to make under the Security Instrument; however, the following terms and provisions are forever canceled, null and void, as of the date specified in paragraph No. 1 above:
  - (a) all terms and provisions of the Note and Security Instrument (if any) providing for, implementing, or relating to, any change or adjustment in the rate of interest payable under the Note; and



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- (b) all terms and provisions of any adjustable rate rider, or other instrument or document that is affixed to, wholly or partially incorporated into, or is part of, the Note or Security Instrument and that contains any such terms and provisions as those referred to in (a) above.
5. If the Borrower has, since inception of this loan but prior to this Agreement, received a discharge in a Chapter 7 bankruptcy, and there having been no valid reaffirmation of the underlying debt, by entering into this Agreement, the Lender is not attempting to re-establish any personal liability for the underlying debt.
6. Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Security Instrument. Except as otherwise specifically provided in this Agreement, the Note and Security Instrument will remain unchanged, and Borrower and Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Agreement.
7. Borrower agrees to make and execute other documents or papers as may be necessary to effectuate the terms and conditions of this Agreement which, if approved and accepted by Lender, shall bind and inure to the heirs, executors, administrators, and assigns of the Borrower.
8. This Agreement modifies an obligation secured by an existing security instrument recorded in SHELBY County, AL, upon which all recordation taxes have been paid. As of the date of this agreement, the unpaid principal balance of the original obligation secured by the existing security instrument is \$112,878.34. The principal balance secured by the existing security instrument as a result of this Agreement is \$109,463.13, which amount represents the excess of the unpaid principal balance of this original obligation.

  
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\* 1 5 3 2 2 + 1 6 \*

Kevin R. Mims  
KEVIN R. MIMS -Borrower

Rachael D. Mims  
RACHAEL D. MIMS -Borrower

Jimmy Russell  
SIGN AND PRINT FULL NAME -Witness

Amber A. Cledde  
SIGN AND PRINT FULL NAME -Witness

\_\_\_\_\_[Space Below This Line For Acknowledgments]\_\_\_\_\_

State of Alabama

County of Shelby

I, Tamy D Russell Notary Public, hereby certify that  
(please print name)

**KEVIN R. MIMS AND RACHAEL D. MIMS, HUSBAND AND WIFE**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same

bears Date. Given under my hand this 16<sup>th</sup> day of December, A. D. 2013.

Tamy D Russell  
(signature of officer)

(SEAL)

My commission expires: 12-7-2015

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\* 1 5 3 2 2 + 1 6 \*

FLAGSTAR BANK, FSB By: Selene Finance LP, as Attorney-in-Fact

By: [Signature] (Seal) - Lender  
Name: Donna Brammer  
Title: Vice President

2/19/2014  
Date of Lender's Signature

[Space Below This Line For Acknowledgments]

State of ~~Michigan~~ Texas

County of ~~Oakland~~ Harris

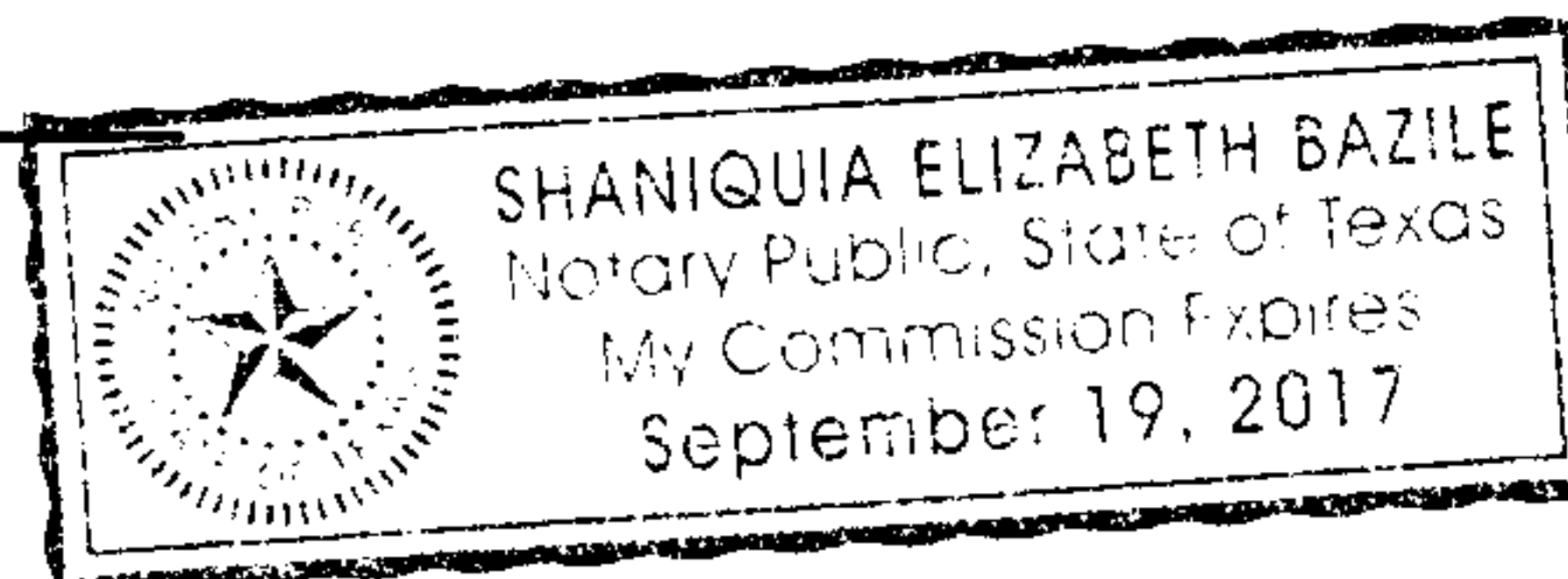
I, Shaniquia Bortie Notary Public, hereby certify that  
(please print name)

Donna Brammer

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this

14th day of February, A. D. 2014.  
Shaniquia Elizabeth Bortie  
(signature of officer)

My commission expires: \_\_\_\_\_



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EXHIBIT "A"

Lot 21, According to the Survey of Woodland hills First Phase second Section as recorded in Map Book 5, Page 137, in the probate office of Shelby County, Alabama.

A.P.N. : 23-2-04-0-001-046.000

