

20200507000179790
05/07/2020 10:59:00 AM
MORTAMEN 1/7

After Recording Return To:
Rushmore Loan Management Services LLC
ATTN: Collateral Dept.
1755 Wittington Place Ste. 400
Farmers Branch, TX 75234

This Document Prepared By:
Jesse Brecht
Rushmore Loan Management Services LLC
15480 Laguna Canyon Road
Irvine, CA 92618

_____[Space Above This Line For Recording Data]_____
Original Recording Date: December 12, 2016
Original Loan Amount: \$235,653.00
New Money: \$7,959.09
Loan No: 4400684646
Investor Loan No: 0218778202
MIN Number: 101040100112847831
FHA Case No.: 011-8538458-703

LOAN MODIFICATION AGREEMENT

This Loan Modification Agreement ("Agreement"), made this 30th day of March, 2020, between **GARY BRIDWELL JR, HUSBAND and ELIZABETH BRIDWELL, WIFE** whose address is **170 SAVANNAH LANE, CALERA, AL 35040** ("Borrower") and **Owner, First Guaranty Mortgage Corporation and through Rushmore Loan Management Services LLC** which is organized and existing under the laws of **Delaware**, and whose address is **1755 Wittington Place Ste. 400, Farmers Branch, TX 75234** ("Lender"), and Mortgage Electronic Registration Systems, Inc. ("MERS"), and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS, ("Mortgagee"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") dated **December 08, 2016** and recorded in Mortgage Book **N/A**, Page **N/A**, Instrument No: **20161212000452130** and recorded on **December 12, 2016**, of the Official Records of **SHELBY County, AL** 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

170 SAVANNAH LANE, CALERA, AL 35040,
(Property Address)

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):



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1. As of **May 1, 2020**, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. **\$233,215.47**, consisting of the amount(s) loaned to Borrower by Lender plus capitalized interest in the amount of **\$7,391.25** 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 **4.000%**, from **May 1, 2020**. Borrower promises to make monthly payments of principal and interest of U.S. **\$1,113.41**, beginning on the **1st** day of **June, 2020**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on **May 1, 2050** (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
 - (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.



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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. "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as nominee for Lender and Lender's successors and assigns. **MERS is the Mortgagee of record under the Security Instrument and this Agreement.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.
9. 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 \$225,256.38. The principal balance secured by the existing security instrument as a result of this Agreement is \$233,215.47, which amount represents the excess of the unpaid principal balance of this original obligation.



Gary I. Bridwell Jr
GARY BRIDWELL JR -Borrower

Date: 4/24/20

Elizabeth Bridwell

Date: 4/24/2020

ELIZABETH BRIDWELL is joining in the execution of this Security Instrument solely for the purpose of consenting to the encumbrance of, and waiving any homestead and/or community property rights in, the described Property.

Harmon Tacka -Witness

Samuel P. R. -Witness

Horizon Jackson [Space Below This Line For Acknowledgments] Swannan Press

State of Alabama

County of Shelby

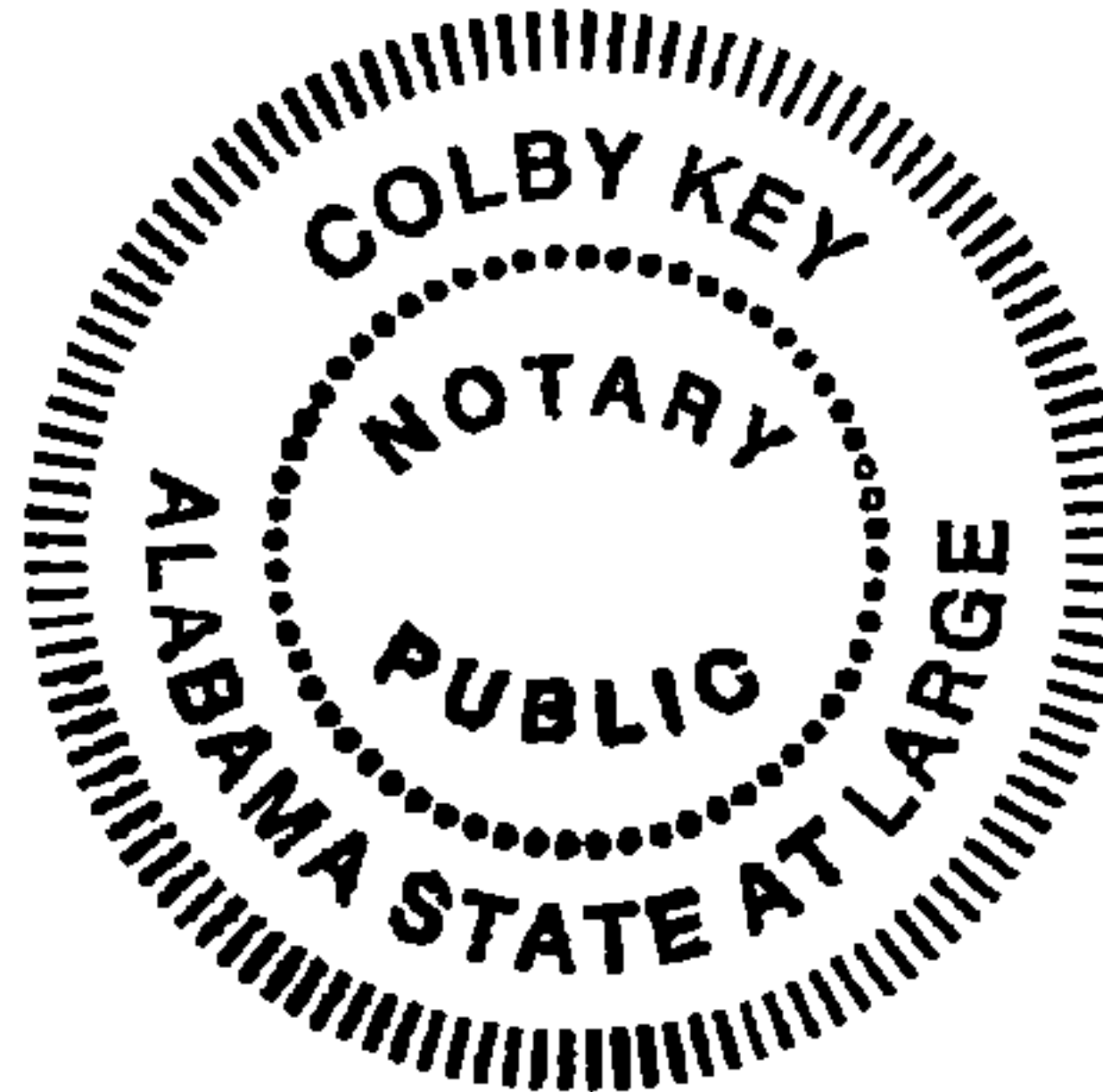
I, Colby Key Notary Public, hereby certify that
(please print name)

GARY BRIDWELL JR and ELIZABETH BRIDWELL, 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 24th day of April, A. D. 2020.

Colby Key
(signature of officer)

My commission expires: 7/13/21



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TL
Mortgage Electronic Registration Systems, Inc - Nominee for Lender
Tim Lightfoot
Title: Assistant Secretary
[Space Below This Line For Acknowledgments]

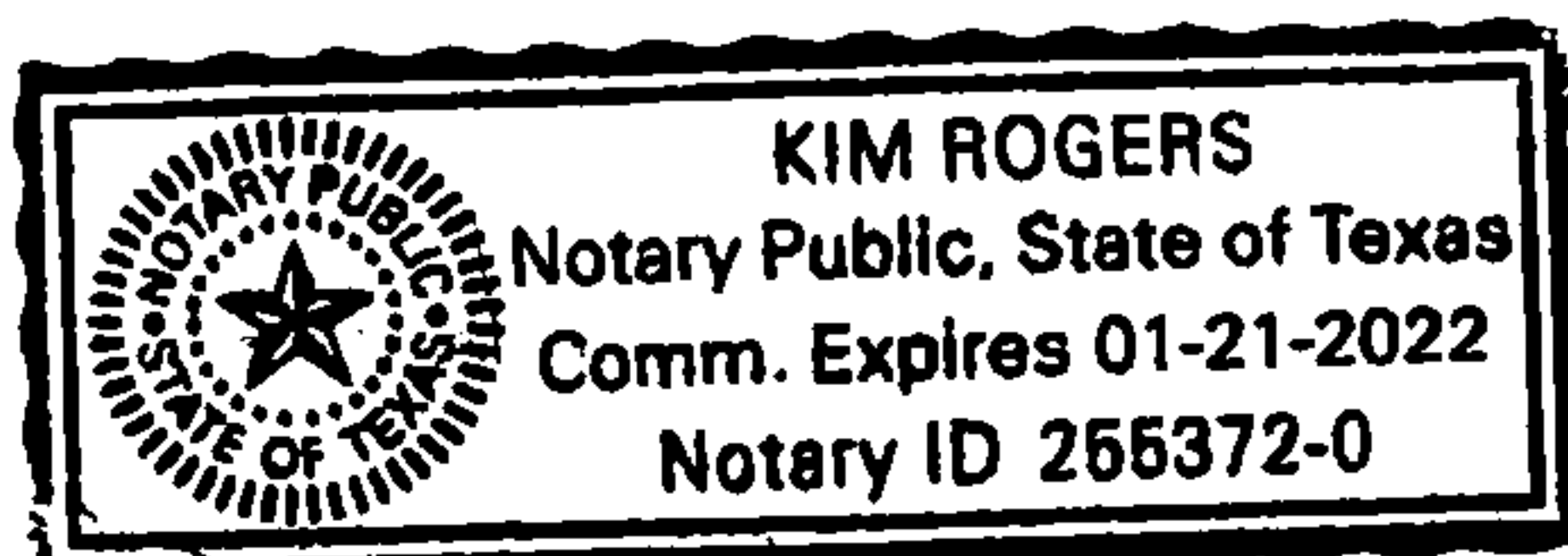
The State of TEXAS

County of DALLAS

Before me Kim Rogers (name/title of officer) on this day personally appeared
Tim Lightfoot, the Assistant Secretary of
Mortgage Electronic Registration Systems, Inc

known to me (or proved to me on the oath of _____ or through Personally Known
(description of identity card or other document)) to be the person whose name is subscribed to the
foregoing instrument and acknowledged to me that he executed the same for the purposes and
consideration therein expressed.

Given under my hand and seal of office this _____ day of APR 30 2020, A.D., _____.



Kim Rogers
Signature of Officer
Notary
Title of Officer

My Commission expires : _____



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Exhibit "A"

Loan Number: **4400684646**

Property Address: **170 SAVANNAH LANE, CALERA, AL 35040**

Legal Description:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN COUNTY OF SHELBY STATE OF ALABAMA: LOT 401, ACCORDING TO THE MAP AND SURVEY OF SAVANNAH POINTE, SECTOR V, PHASE I, AS RECORDED IN MAP BOOK 26, PAGE 50, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/07/2020 10:59:00 AM
\$389.95 CHERRY
20200507000179790

Allie S. Bayl



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304 12335 08/18 Exhibit A Legal Description Attachment



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