



# LOAN ASSUMPTION AND MODIFICATION AGREEMENT

RETURN TO  
ENGEL MORTGAGE CO., INC.

P.O. Box 847

BIRMINGHAM, ALABAMA 35201

Loan No. 220322

THIS AGREEMENT, this day made and entered into by, between and among  
James Lee Means and Irene Patricia Means (hereinafter "Sellers", whether one or more),  
George A. and Elizabeth Hanzi (hereinafter "Purchasers", whether one or more),  
and Engel Mortgage Company, Inc. (hereinafter "the Lender"). WITNESSETH AS FOLLOWS:

## RECITALS

A. The Lender did heretofore loan to James Lee Means and Irene Patricia Means  
in the principal sum of \$ 98,000.00, which is evidenced by their promissory note, dated  
July 26, 19 78 (hereinafter "the Note"), under the terms of which Note they promised to repay said sum to the  
Lender, or order with interest from date at Nine and seven-eighths percent (9-7/8 %) per annum, in  
monthly installments of \$ 851.62, and the payment of which Note they secured by their mortgage to the Lender,  
dated July 26, 19 78 and recorded at Volume 381 at Page 78 in the office of the Judge of Probate of  
Shelby County, Alabama (hereinafter the "Mortgage"). The present, unpaid principal balance of the  
Note, as of the date hereof, is \$ 94,874.65, with interest paid to March 1, 19 83. Sellers either were  
the original makers of the Note, or, if not, have heretofore expressly assumed the payment thereof and are the present, primary obligors thereunder.

B. Sellers have now sold to Purchasers their interest in the property covered by the Mortgage, and Purchasers desire to assume and agree to pay  
the Note and to perform all of the obligations contained in the Note and Mortgage, with Sellers thereupon being released from any further personal  
obligation or liability to pay the Note or perform the obligations contained on the Note.

C. The Lender is willing to accept and consent to such assumption, provided that, as conditions precedent thereto, Purchasers shall have (i) sub-  
mitted credit information and had their credit approved by the Lender, (ii) expressly assumed and agreed to pay the Note and perform the obligations  
contained in the Note, and (iii) agreed to increase in the interest rate on the unpaid balance of the Note to rate of interest set forth below.

D. Upon compliance by Purchasers with the aforesaid requirements and its acceptance of such assumption, the Lender is also willing to release  
Sellers from any further personal obligation or liability to pay the Note and perform the obligations contained on the Note, but with the Mortgage  
securing the same to be and remain unchanged and in full force and effect.

## AGREEMENT

NOW, THEREFORE, for and in consideration of the premises and the mutual covenants and agreements of the parties hereinafter contained, it is  
agreed by, between and among Sellers, Purchasers and the Lender as follows:

1. Commencing on March 1, 19 83, the principal balance of the Note shall bear interest at the rate of  
Twelve percent (12 %) per annum, and thereafter said principal and interest shall be due  
and payable to the Lender, or order, in consecutive monthly installments of principal and interest of \$ 996.73  
each, commencing on April 1, 19 83, and payable on the 1st day of each consecutive  
month thereafter, with each such installment to be credited first to accrued interest and the balance thereof to principal then  
remaining unpaid and outstanding until all of said principal and interest is fully paid. In addition to such monthly installments of principal and in-  
terest, escrow payments for taxes and insurance shall continue to the extent required by the Mortgage.

2. Purchasers, jointly and severally, hereby accept and agree to the aforesaid modifications of the Note and assume and agree to pay the Note, as  
modified, and further agree to keep, fully perform, carry out and abide by the terms and provisions of the Note and the Mortgage securing same, as  
herein modified.

3. Sellers, Purchasers and the Lender, jointly and severally, hereby agree that the terms and provisions of the Note and Mortgage are hereby  
amended and modified as herein set out, and that the same (as herein modified) shall be and remain in full force and effect, as if the present principal  
balance of the Note had been the original amount evidenced and secured thereby, and as if the original interest rate and installment payments had  
been those herein agreed upon by the parties hereto. Each of said parties further agree that nothing contained herein shall in anywise alter, affect or  
impair any of the rights, powers or remedies granted to the Lender under the terms and provisions of the Note and Mortgage.

4. Sellers hereby warrant to the Lender that they have heretofore duly executed, delivered and filed for record a good and valid deed conveying to  
the Purchasers the property covered by the Mortgage, and Sellers hereby further transfer, assign, set over and deliver unto Purchasers all of their  
right, title and interest in and to any and all escrow deposits presently held by the Lender in connection with said loan.

5. Subject to the provisions in this paragraph, the Lender hereby releases Sellers, jointly and severally, from any further personal obligation or  
liability to pay the Note and any other charges or amounts required by either the Note or Mortgage; provided, however, that:

- Neither this release nor anything else herein contained shall be deemed to release, alter or affect, in any way, the Mortgage, which shall be  
and remain in full force and effect;
- Neither this release nor anything else herein contained shall be deemed to release Sellers from any covenants, expressed, or implied, of  
seisin, warranty of title or against encumbrances;
- In the event there is any mortgage, judgment lien, encumbrance or lien, of any kind (except taxes or special assessments not yet due), right,  
title or interest in the property covered by the Mortgage in favor of any party or parties not a party to this Agreement, as of the date of the  
execution of this Agreement by the Lender, or in the event that the property has not been validly conveyed by Sellers to Purchasers and  
unless and until any and all parties claiming any right, title, interest, lien or encumbrance in on or to the property described in the Mortgage  
shall have duly consented to, and joined in, this Agreement, the aforesaid release of Sellers by the Lender shall have no force or effect; and
- The aforesaid release of Sellers by the Lender shall be effective only from and after the date of execution of this Agreement by the Lender.

6. The obligations of Purchasers under the Note, Mortgage and this Agreement are joint and several, and this Agreement, and all provisions con-  
tained herein, shall be binding upon, and inure to the benefit of, the respective heirs, devisees, personal representatives, successors and assigns of  
both Sellers and Purchasers and the successors and assigns of the Lender.

IN WITNESS WHEREOF, Sellers, Purchasers and the Lender have executed this instrument, in triplicate, on this 28th  
day of January, 19 83.

James Lee Means (SEAL) George A. Hanzi (SEAL)  
Irene Patricia Means (SEAL) Elizabeth Hanzi (SEAL)  
Sellers Purchasers

Lender: Engel Mortgage Company, Inc.

By: ATHE S R V P  
Its: ATHE S R V P

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS FILED  
JAN 26 AM 8:33  
JUDGE OF PROBATE