

THIS INSTRUMENT PREPARED BY: Donna Goodwin
CITICORP HOMEOWNERS, INC.
5775 Peachtree Dunwoody Rd., Suite 100-E
Atlanta, Georgia 30342

1241

ARM CONVERSION
FRANCHISE LOANS ONLY
1802726

MODIFICATION AGREEMENT

THIS AGREEMENT is made and entered into this 18th day of February
19 86, by and between Citicorp Homeowners Inc
(LENDER) and Kerry Dennis Wolfe
(BORROWER).

WHEREAS, Citicorp Homeowners Inc (COMPANY)
and BORROWER entered into an adjustable rate mortgage loan (LOAN)
on January 30, 19 85, evidenced by an Adjustable Rate Note ("Note") and secured
by a Mortgage or Deed of Trust ("Security Instrument") recorded in Book 016,
Page 878-881 of the Official Records of Shelby County, Alabama; and

WHEREAS, LENDER now owns the Loan and holds and can enforce the terms of the Note
and Security Instrument executed by COMPANY and BORROWER; and

WHEREAS, BORROWER can convert this LOAN to a fixed rate, fully amortizing loan
under the terms and conditions specified in the Addendum to the Security Instrument
("Addendum"); and

WHEREAS, BORROWER has met the conditions specified in the Addendum and desires to
convert to a fixed rate loan, the terms of which are specified below;

NOW THEREFORE, in consideration of the premises and the mutual covenants, promises
and agreements hereinto contained, LENDER and BORROWER agree as follows:

1. Modification of Loan Terms

1.1. From and after February 1, 1986 (the "Conversion
Date") the interest rate will be fixed and will no longer adjust or change.

1.2. From and after the Conversion Date, the unpaid balance of BORROWER's
indebtedness shall bear interest at the yearly rate of 11.250 %.

1.3. Starting with the first monthly installment due after the Conversion Date, the
principal and interest shall be paid in fixed, consecutive monthly installments of
\$ 637.15 until the entire indebtedness evidenced by the Note is
paid in full; any remaining indebtedness, if not sooner paid, shall be due and payable
on February 1, 2015. ~~xxxxxxx~~

2. Conversion Fee

2.1. In consideration of this conversion, and as required by the Addendum, BORROWER
agrees to pay LENDER a Conversion Fee of \$ 653.20.
This Fee must be paid in cash within the time-frame specified by LENDER.

3. Security Interest

3.1. Nothing in this AGREEMENT shall: (i) affect or impair LENDER's security interest
in, or lien priority on, the property described in the Security Instrument, and/or (ii) be construed
to be a satisfaction or a partial or total release of the Note or Security Instrument.

Indorsement Title of Atlanta, Inc.
Suite 365-B
5775 Peachtree Dunwoody Road
Atlanta, Georgia 30342
Phone 404-257-1122

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4. Other Loan Terms

4.1. Except as modified by this AGREEMENT, all other terms and conditions of the Note and Security Instrument shall remain in full force and effect.

4.2. This AGREEMENT shall not be deemed a waiver of LENDER's right to: (i) prohibit, or restrict, any future modifications requested by BORROWER, and/or (ii) enforce any of its rights or remedies contained in the Note and Security Instrument.

IN WITNESS WHEREOF, LENDER and BORROWER have executed this AGREEMENT as of the day and year first written above.

SWORN & SUBSCRIBED BEFORE ME THIS
18th DAY OF February, 1986.

Lonny D. Vaughan
NOTARY PUBLIC

Citicorp Homeowners Inc
LENDER

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES APR. 18, 1989

By: Donna B. Goodwin

R. Edwards
UNOFFICIAL WITNESS

SWORN TO AND SUBSCRIBED BEFORE ME THIS
20th DAY OF February, 1986.

James S. Lynch
NOTARY PUBLIC

Verny Semi Wolfe
BORROWER

BORROWER

St. L. Bl
UNOFFICIAL WITNESS

BORROWER

(Insert Notary Public Acknowledgment)

My Commission expires: 8-29-87

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 FEB 24 PM 2:25

James S. Lynch
JUDGE FILE DATE

1. Deed Tax \$ _____
2. Mtg. Tax _____
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 6.00