

This instrument prepared by Amy Butler

MODIFICATION AGREEMENT

THE STATE OF Alabama)
Shelby COUNTY)

ACCOUNT # 00-40-892966
PMI CERTIFICATE # n/a

This Agreement made and entered into on this 5th day of April, 19 90, by and between John E. Baker, a single man

(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, John E. Baker, a single man

did on, to-wit: the 28th day of March, 19 88, 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 177, Page 585, 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 \$ 69,600.00; 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 \$ 68,301.16

2. The Borrower agrees to pay said present principal balance of \$ 68,301.16 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 three fourths percent (10.750%) per annum payable in equal monthly principal and interest installments of \$ 644.04, with the first such monthly installment being due and payable on the 1st day of May, 19 90, and on the first day of each successive month thereafter to and including the first day of April 20 18, 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.

Witness

Borrower

John E. Baker

(SEAL)

(SEAL)

Borrower

[sign original only]

THE STATE OF Alabama)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John E. Baker and n/a, 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 5th day of APRIL, 19 90.

NOTARY PUBLIC, STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: MAR. 20, 1993.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

NOTARY PUBLIC

My commission expires MARCH 20, 1993

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 6th day of April, 19 90.

NOTARY PUBLIC

My Commission expires APRIL 24, 1993

STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED

90 APR -9 PM 1:22

JUDGE OF PROBATE

1. Deed Tax	\$
2. Mtg. Tax	\$
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 7.00
Total	\$ 15.00