

USDA-FmHA  
Form FmHA 1965-15  
(Rev. 9-94)

**ASSUMPTION AGREEMENT  
Single-Family Housing Loan(s)**

Type of Loan 46-12-02  
☒ Sec. 502 ☐ Non Program ☐ Sec. 504

Public reporting for this collection of information is estimated to average 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to Department of Agriculture, Clearance Officer, OIRM, AG Box 7630, Washington, D.C. 20250; and to the Office of Management and Budget, Paperwork Reduction Project, (OMB No. 0575-0086), Washington, D.C. 20503. Please **DO NOT RETURN** this form to either of these addresses. Forward to FmHA only.

Case Number:

010590

This Agreement dated APRIL 4, 19 95, is between the United States of America, acting through the Farmers Home Administration (herein called the Government), and

WILLIAM M JOHNSON, a married man

(herein called Borrower), whose mailing address is P O BOX 464, ALABASTER AL 35007

The Government is the holder of debt instrument(s) secured by the following described security instrument(s) executed by GREGORY D McNAIR AND WIFE, TINA L McNAIR

Case Number 01-59-, on real property described therein which is located in SHELBY County, State of ALABAMA

Type Instrument	Date Executed	Office Where Recorded	Book/Volume/ Document Number	Page Number
46-12-01	6/26/92	Judge of Probate, Shelby Co, AL	Inst # 1992-13305	

In consideration of the assumption of indebtedness as herein provided and the Government's consent to this assumption and related conveyance of the security property, if applicable, it is agreed as follows:

1. Borrower hereby assumes liability for and agrees to pay to the order of the Government at the office of the Farmers Home Administration shown below (or other location as may later be specified) the principal sum of FIFTY-FIVE THOUSAND SEVEN HUNDRED SIXTY-NINE AND 72/100 dollars (\$ 55,769.72) plus interest at the rate of EIGHT AND THREE-FOURTHS percent (8-3/4 %) per annum, payable in installments as follows:

\$ 432.00 on MAY 4, 19 95, and

\$ 432.00 thereafter on the 4th of each MONTH until the principal and interest are fully paid, except that the final installment of the entire indebtedness evidenced hereby, if not sooner paid, shall be due and payable THIRTY-THREE (33) years from the date of this Agreement.

2. Payments of principal and interest shall be applied in accordance with Farmers Home Administration's accounting procedures in effect on the date of receipt of the payment. Borrower agrees to pay late charges in accordance with Farmers Home Administration regulations in effect when a late charge is assessed.

3. The provisions of the debt instrument(s) hereby assumed shall, except as modified herein, remain in full force and effect, and Borrower hereby assumes the obligations of and agrees to comply with all covenants, agreements, and conditions contained in said instrument(s), as modified herein, as though Borrower had executed them as of the date thereof as principal obligor(s).

4. Provisions of the debt and security instrument(s) which require that the borrower occupy the FmHA-financed dwelling or graduate to another credit source do not apply to assumption on ineligible (Non Program) terms.

5. This Agreement is the subject to present regulations of the Farmers Home Administration and to its future regulations which are not consistent with the express provisions hereof.

(Co-signer)

**UNITED STATES OF AMERICA  
FARMERS HOME ADMINISTRATION**

By Charles E Elliott, Jr  
CHARLES E ELLIOTT, JR  
Title County Supervisor

Date 4/4/95

FmHA County Office Address: P O BOX 1530, CLANTON AL 35045

**ORIGINAL - COUNTY OFFICE LOCKED FILE**

John H. Jackson

William M. Johnson  
WILLIAM M JOHNSON,  
a married man

Borrower

Former Borrower  
Inst # 1992-13305  
Liability yes

04/05/1995-08767  
01:22 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MCB

11.00

FmHA 1965-15 (Rev. 9-94)

ACKNOWLEDGEMENT

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that William M Johnson and whose name(s) is signed to the foregoing assumption and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 4th day of April, 1995.

(SEAL)

Jammy S. Drman  
Notary Public

My Commission Expires 6-20-98

Inst # 1995-08767

04/05/1995-08767  
01:22 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 11.00

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that CHARLES E ELLIOTT, JR whose name as County Supervisor, Farmers Home Administration is signed to the foregoing assumption agreement, and who is known to me, acknowledged before on this day that, being informed of the contents of this instrument, he/she in his/her capacity as County Supervisor of the Farmers Home Administration and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 4th day of April, 1995.

(SEAL)

Jammy S. Drman  
Notary Public

My Commission Expires 6-20-98