

Inst. # 1999-45262

11/03/1999-45262
08:03 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 12.00

[Space Above This Line for Recording Data]

US Recordings, Inc.
222 E Little Canada Rd Ste 125
St. Paul, Mn 55117

Freddie Mac Loan Number: 783037333
Service Loan Number: 165945

BALLOON LOAN MODIFICATION

(Pursuant to the Terms of the Balloon
Note Addendum and Balloon Rider)

**THIS MODIFICATION IS TO BE EXECUTED IN DUPLICATE ORIGINALS:
ONE ORIGINAL IS TO BE FILED WITH THE BALLOON NOTE AND
ONE ORIGINAL IS TO BE RECORDED IN THE LAND RECORDS WHERE THE
SECURITY INSTRUMENT IS RECORDED**

This Balloon Loan Modification ("Modification"), made this 2ND day of APRIL, 1999, between LARRY A ANDERSEN ("Borrower") and Colonial Mortgage Company ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust or Deed to Secure Debt (the "Security Instrument"), dated MAY 23, 1994, securing the original principal sum of U.S. \$95,100.00, and recorded in Book or Liber 1994-17150, at page(s) , of the JUDGE OF PROBATE Records of SHELBY COUNTY, ALABAMA; and (2) the Balloon Note (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 in the Security Instrument as the "Property", located at:

123 CHADWICK DR, HELENA, AL 35080

[Property Address]

The real property described being set forth as follows:

**LOT 33, ACCORDING TO THE SURVEY OF CHADWICK, SECTOR 2, AS RECORDED IN
MAP BOOK 17, PAGE 127, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
BEING SITUATED IN SHELBY COUNTY, ALABAMA.**

To evidence the election by the Borrower of the [Conditional Right to Refinance] [Conditional Modification and Extension of Loan Terms] as provided in the Balloon Note Addendum and Balloon Rider and to modify the terms of the Note and Security Instrument in accordance with such election, Borrower and Lender agree as follows (notwithstanding anything to the contrary contained in the Note of Security Instrument):

1. The Borrower is the owner and occupant of the Property.
2. As of JUNE 1, 1999 the amount payable under the Note and Security Instrument (the "Unpaid Principal Balance") is U. S. \$90,298.12.
3. The Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of the Lender. Interest will be charged on the Unpaid Principle Balance at the yearly rate of 7.50%, beginning JUNE 1, 1999. The Borrower promises to make monthly payments of principal and interest of U. S. \$667.30, beginning on the 1st day of JULY, 1999, and continuing thereafter in the same day of each succeeding month until principal and interest are paid in full. If on JUNE 1, 2024 (the "Modified Maturity Date"), the Borrower will pay these amounts in full on the Modified Maturity Date.

The Borrower will make such payments at Colonial Mortgage Company, P. O. Box 5650, Montgomery, AL 36103-5650 or at such other place as the Lender may require.

4. The Borrower will comply with all other covenants, agreements, and requirements of the Note and the Security Instrument, including without limitation, the Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that the Borrower is obligated to make under the Security Instruments; however, all the terms and provisions of the Balloon Note Addendum and Balloon rider are forever canceled, null and void, as of the maturity date of the Note.

5. Nothing in this Modification shall be understood of construed to be a satisfaction of release in whole or in, part of the Note and security instrument. Except as otherwise specifically provided in this Modification, the note and Security Instrument will remain unchanged and in full effect, and the Borrower and Lender will be bound by; and will comply with, all of the terms and provisions thereof, as amended by this Modification.

[To be signed by all borrowers, endorsers, guarantors, sureties, and other parties the Balloon Note]

Angela Sutton
WITNESS

Larry A. Andersen (Seal)
LARRY A ANDERSEN
Borrower

WITNESS

Borrower

State of Ala

County of Jeff

ss:

I, Antonia M. Stewart, the undersigned, a notary Public in and for said State, hereby certify that LARRY A ANDERSEN, whose name(s) is/are signed to the forgoing instrument and who is/are known to me, acknowledge before me this day that being informed of the contents of said instrument, they each executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 12 day of April, 1999.

Antonia M. Stewart
Notary Public, State Of Ala
My Commission Expires NOV 2, 2001
NOTARY PUBLIC STATE OF ALABAMA ATTACHE
MY COMMISSION EXPIRES: NOV 2, 2001
JANET FORD, NOTARY PUBLIC, 1-800-877-8777

—[Space Below This Line for Acknowledgment in Accordance with Laws of Jurisdiction]—

Accepted by Lender:

Colonial Mortgage Company (Seal)
-Lender

By: Kathy Boston
Kathy Boston, Senior Vice President



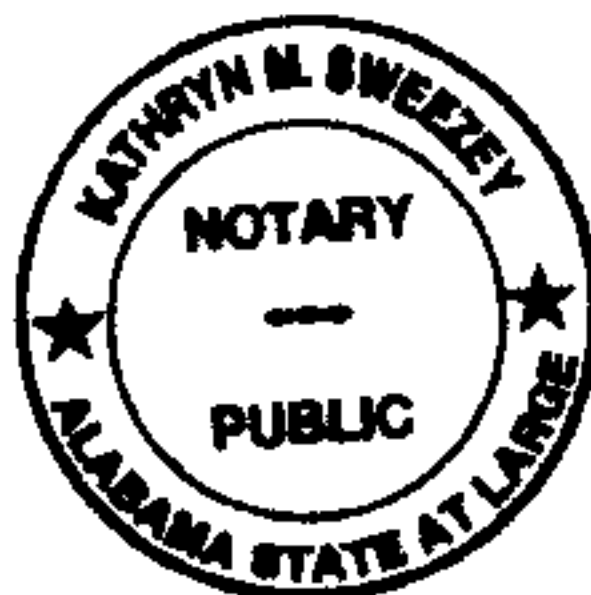
State of Alabama

ss:

County of Montgomery

I, Kathryn M. Sweezy, the undersigned authority in and for said County in said State, hereby certify that Kathy Boston as Senior Vice President of Colonial Mortgage Company, whose name 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 said instrument, she as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and seal this 1st day of June, 1999.



Kathryn M. Sweezy
Notary Public Kathryn M. Sweezy
Notary Public, State of Alabama
My Commission Expires: 09/10/2001

Inst # 1999-45262

11/03/1999-45262
08:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 011 12.00