# Inst # 2000-30307 09/05/2000-30307 07:53 AM CERTIFIED SHELBY COUNTY JUDGE OF PROBATE 004 MMS 17.00

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# ADJUSTABLE RATE LOAN MODIFICATION AGREEMENT (Providing for Fixed Interest Rate)

THIS LOAN MODIFICATION AGREEMENT, made this 17TH day of AUGUST ,2000 , by and between HAYDEN MCDANAL AND PAT MCDANAL, HUSBAND AND WIFE hereinafter called "MORTGAGOR" and SOUTHTRUST MORTGAGE CORPORATION hereinafter called "MORTGAGEE".

#### RECITALS:

- A. "MORTGAGEE is the owner and holder of that certain Mortgage, Deed of Trust or Deed to Secure Debt, ("the Security Instrument"), dated <u>JANUARY 26,2000</u> made by the MORTGAGEE, recorded in INSTRUMENT # <u>2000-03515</u> Public Records of <u>SHELBY</u>

  County, State of <u>ALABAMA</u> securing a debt evidenced by a NOTE dated <u>JANUARY 26, 2000</u>, in the original amount of \$ 219,725.00 , which Security Instrument encumbers property more particularly described in said Security Instrument.
- B. MORTGAGOR, the owner in fee simple of all of the property subject to the Security Instrument, has requested MORTGAGEE to modify Note and Security Instrument, and the parties have mutually agreed to modify the terms thereof in the manner hereinafter appearing.

"NOW, THEREFORE, in consideration of the mutual promises and agreements exchanged, the parties hereto agree as following, notwithstanding anything to the contrary contained in the Note, Security Instrument or any Rider thereto."

- 1. As of this date the unpaid principal balance of the NOTE is \$70,000.00 and the interest has been paid to AUGUST 17, 2000
- 2. The terms and provisions of the NOTE are amended and modified in accordance with the terms and provisions which provide:

See fixed rate note attached hereto as Exhibit "A", which is incorporated into this modification as though written herein.

3. The terms and provisions of the Security Instrument and/or the Rider are amended and modified in accordance with the terms and provisions which provide:

The Adjustable Rate Rider, recorded as part of the Mortgage (recorded on FEBRUARY 3, 2000 in Instrument # 2000-03515 ) is hereby deleted. The Mortgage is also amended to require the full debt, if not paid earlier, be due and payable on SEPTEMBER 1, 2015 (Maturity Date). All other terms and conditions remain unchanged.

- 4. Nothing herein invalidates or shall impair or release any covenants, condition, agreement or stipulation in the Note, Security Instrument and/or Rider and the same, except as herein modified, shall continue in full force and effect, and the undersigned further covenant and agree to perform and comply with and abide by each of the covenants, agreements, conditions and stipulations of the Note, Security Instrument and/or Rider, which are not inconsistent herewith.
- 5. All MORTGAGEE'S rights against all parties, including but not limited to all parties econdarily liable, are hereby reserved.
- 6. This Agreement shall be binding upon and shall inure to the benefit of the heirs, executors, administrators and assigns, or successors and assigns of the respective parties of the respective partie

IN WITNESS WHEREOF, this Agreement has been duly executed by the parties hereto the day and year first above written.

\*\*August 1. \*\*Augus

Pat MCDANAL Mortgagor SOUTHTRUST MORTGAGE CORPORATION By: Witness: Vice President Its: Witness: STATE OF ALABAMA COUNTY OF Jefferson The foregoing instrument was acknowledged before me, this 17TH day of AUGUST 2000 by HAYDEN MCDANAL AND PAT MCDANAL, HUSBAND AND WIFE who produced <u>driver's license</u> as identification (who is personally known to me) and who (did not) take an oath. Notary Public <u>Clayton T. Sweeney</u> Printed Name of Notar Serial Number, if any 6/5/03 Commission Expiration Date STATE OF ALABAMA COUNTY OF JEFFERSON The foregoing instrument was acknowledged before me, this 17th day of AUGUST 2000, by JoAnn Duffel and Mary Leopard and Nick Lore of SouthTrust Mortgage Corporation organized and as Vice President existing under the laws of the State of Delaware, on its behalf. The foregoing officers who are personally known to me and did not take an oath. Barbara L. Nelson SEAL Printed Name of Notary Serial Number, if any 9-02-2001 Commission Expiration Date

## EXHIBIT "A"

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	BIRMINGHAM	ALABAMA
JANUARY 26, 2000	[City]	[State]
120, 2000 12, m 486		
<b>3296</b> ALTA VISTA DRIVE, CHELI	SEA, ALABAMA 35043-	
(Property	Address]	
1. BORROWER'S PROMISE TO PAY		
In return for a loan that I have received, I promise to pay U.S. \$	70.000.00this amount is called "prin	ncipal"), plus interest, to the
order of the Lender. The Lender is SOUTHTRUST MORTGAGE CO		,, p
	RMINGHAM, ALABAMA 35209	· · · · · · · · · · · · · · · · · · ·
I understand that the Lender may transfer this Note. The Lender or a		nd who is entitled to receive
payments under this Note is called the "Note Holder."		
2. INTEREST		
Interest will be charged on unpaid principal until the full amount of	principal has been paid. I will pay interest	at a yearly rate of
7.875 %.		
The interest rate required by this Section 2 is the rate I will pay be	oth before and after any default described i	in Section 6(B) of this Note.
3. PAYMENTS		
(A) Time and Place of Payments		
I will pay principal and interest by making payments every month.		
I will make my monthly payments on the 1ST day of each m	onth beginning on OCTOBER 1, 200	<u> </u>
I will make these payments every month until I have paid all of the	e principal and interest and any other cha	irges described below that I
may owe under this Note. My monthly payments will be applied to inter	est before principal. If, on <u>SEPTEMBER</u>	1, 2015 I still owe
amounts under this Note, I will pay those amounts in full on that date, wh	nich is called the "maturity date."	
I will make my monthly payments at SOUTHTRUST MORTGA	GE CORPORATION	
or at a different place if required by the Note Holder.		
(B) Amount of Monthly Payments		
My monthly payment will be in the amount of U.S. \$ 663.	92	
4 - B.O.B.O.G. (1970)		
4. BORROWER'S RIGHT TO PREPAY		

## due date or in the amount of my monthly payment unless the Note Holder agrees in writing to those changes.

5. LOAN CHARGES

If a law, which applies to this loan and which sets maximum loan charges, is finally interpreted so that the interest or other loan charges collected or to be collected in connection with this loan exceed the permitted limits, then: (i) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (ii) any sums already collected from me which exceeded permitted limits will be refunded to me. The Note Holder may choose to make this refund by reducing the principal I owe under this Note or by making a direct payment to me. If a refund reduces principal, the reduction will be treated as a partial prepayment.

I have the right to make payments of principal at any time before they are due. A payment of principal only is known as a

I may make a full prepayment or partial prepayments without paying any prepayment charge. The Note Holder will use all of my

prepayments to reduce the amount of principal that I owe under this Note. If I make a partial prepayment, there will be no changes in the

## 6. BORROWER'S FAILURE TO PAY AS REQUIRED

(A) Late Charge for Overdue Payments

If the Note Holder has not received the full amount of any monthly payment by the end of 15 calendar days after the date it is interest. I will pay this late charge promptly but only once on each late payment.

(B) Default

If I do not pay the full amount of each monthly payment on the date it is due, I will be in default.

"prepayment." When I make a prepayment, I will tell the Note Holder in writing that I am doing so.

(C) Notice of Default

If I am in default, the Note Holder may send me a written notice telling me that if I do not pay the overdue amount by a certain date, the Note Holder may require me to pay immediately the full amount of principal which has not been paid and all the interest that I owe on that amount. That date must be at least 30 days after the date on which the notice is delivered or mailed to me.

(D) No Waiver by Note Holder

Even if, at a time when I am in default, the Note Holder does not require me to pay immediately in full as described above, the Note Holder will still have the right to do so if I am in default at a later time.

(E) Payment of Note Holder's Costs and Expenses

If the Note Holder has required me to pay immediately in full as described above, the Note Holder will have the right to be paid back by me for all of its costs and expenses in enforcing this Note to the extent not prohibited by applicable law. Those expenses include, for example, reasonable attorneys' fees.

Loan No. 5349799

## 7. GIVING OF NOTICES

Unless applicable law requires a different method, any notice that must be given to me under this Note will be given by delivering it or by mailing it by first class mail to me at the Property Address above or at a different address if I give the Note Holder a notice of my different address.

Any notice that must be given to the Note Holder under this Note will be given by mailing it by first class mail to the Note Holder at the address stated in Section 3(A) above or at a different address if I am given a notice of that different address.

#### 8. OBLIGATIONS OF PERSONS UNDER THIS NOTE

If more than one person signs this Note, each person is fully and personally obligated to keep all of the promises made in this Note, including the promise to pay the full amount owed. Any person who is a guarantor, surety or endorser of this Note is also obligated to do these things. Any person who takes over these obligations, including the obligations of a guarantor, surety or endorser of this Note, is also obligated to keep all of the promises made in this Note. The Note Holder may enforce its rights under this Note against each person individually or against all of us together. This means that any one of us may be required to pay all of the amounts owed under this Note.

#### 9. WAIVERS

I and any other person who has obligations under this Note waive the rights of presentment and notice of dishonor. "Presentment" means the right to require the Note Holder to demand payment of amounts due. "Notice of dishonor" means the right to require the Note Holder to give notice to other persons that amounts due have not been paid.

### 10. UNIFORM SECURED NOTE

This Note is a uniform instrument with limited variations in some jurisdictions. In addition to the protections given to the Note Holder under this Note, a Mortgage, Deed of Trust or Security Deed (the "Security Instrument"), dated the same date as this Note, protects the Note Holder from possible losses which might result if I do not keep the promises which I make in this Note. That Security Instrument describes how and under what conditions I may be required to make immediate payment in full of all amounts I owe under this Note. Some of these conditions are described as follows:

Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

WITNESS THE HAND(S) AND SEAL(S) OF THE UNDERSIGNED.

HAYDEN MEDANAL Social Security Number	(Seal) -Borrower
PAT MCDANAL Social Security Number	(Seal) -Borrower
Social Security Number	(Seal) -Borrower —
Social Security Number	-Borrower
Social Security Number	(Seal) -Borrower —
Social Security Number	(Seal) -Borrower 

[Sign Original Only]

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