

Inst # 2001-16986

05/01/2001-16986
10:45 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
005 DLH 25.10

Prepared by Tabbie Thew (719) 536-3800
of Wells Fargo Consumer Loans, 3021 3rd
Ave., North Billings, MT 59101
***WHEN RECORDED MAIL TO:**
NWD1 Optima is.com, 1920 Main St.,
#450, Irvine, CA 92614

WELLS
FARGO

Amendment to Mortgage/Deed of Trust HEALOC

Account No: 451 3571254

154 STATFORD CIRCLE, PELHAM AL 35124

This Amendment to Mortgage/Deed of Trust ("Amendment") is made as of this 17th day **OCTOBER 2000** of by and between Wells Fargo Bank West, N.A., having its office at 4455 ArrowsWest Drive, Colorado Springs CO 80907 (the "Lender"), and **KENNETH W. DUNAWAY AND SONDR R. DUNAWAY Husband & Wife** (whether one or more, the "Mortgagor").

Recitals

- A. The Lender is the holder of the Home Equity Access Line Agreement of:
- The Mortgagor (also referred to as the "Borrower"),
 - KENNETH W. DUNAWAY AND SONDR R. DUNAWAY Husband & Wife** (referred to as the "Borrower"),
- which is **APRIL 07, 2000**, under which the Lender has extended to the Borrower a revolving line of credit (such Home Equity Access Line Agreement, together with any modifications to it made prior to the date of this Amendment, referred to as the "Note"). The credit limit for the revolving line of credit evidenced by the Note currently is **\$30,000.00**.
- B. To secure payment of the amounts outstanding under the Note, the Mortgagor has given a mortgage or deed of trust to the Lender dated **APRIL 07, 2000**, (such mortgage or deed of trust, together with any modifications to it made prior to the date of this Amendment, referred to as the "Mortgage"), covering and placing a lien upon the real property more particularly described in the Mortgage. The Mortgage was originally filed for record on **MAY 01, 2000**, in the office of the REGISTRAR of **SHELBY** county as Document No. **2000-13953** in Book/Roll _____ Page/Image _____.
- C. In connection with the original filing of the Mortgage, a mortgage registry tax was paid to the Treasurer of such county in the amount of \$ _____ on _____, _____, and that Treasurer placed his/her stamp on the Mortgage, such stamp bearing number _____.
- D. The Mortgagor acknowledges that the Mortgage is valid and enforceable and represents the Mortgagor's legal and binding obligations, free and clear of any claim, defense or offset.
- E. The Mortgagor and the Bank now desire to amend the Mortgage to reflect certain changes to the Borrower's revolving line of credit with the Bank that is secured by the Mortgage.
- F. SEE ATTACHED EXHIBIT A

Agreement

Accordingly, in consideration of the premises and other good and valuable consideration, each paid to the other, the parties to this Agreement agree as follows:

- HEALOC Modification Agreement.** The Borrower has executed and delivered to the Bank a HEALOC Modification Agreement dated OCTOBER 17, 2000 (the "Modification"), which modifies the Note as follows:
 - Change in Credit Limit.** The Borrower's maximum credit limit under the revolving line of credit is changed to a maximum principal amount of \$ 31,400.00.
 - Extension of Maturity Date.** The revolving line of credit will terminate and the entire unpaid principal balance outstanding on the Note, together with any unpaid finance charges and other charges, will be due and payable in full on _____. Until such date, the Borrower agrees to make the monthly payments as disclosed in the Note, or if modified by the HEALOC Modification Agreement, as disclosed in the HEALOC Modification Agreement
 - Increased Rate of Finance Charge.** The daily periodic rate is now equal to 1/365 of 2.740 % over the "Index Rate." The "Index Rate" is the variable reference rate, adjusted in accordance with the Note (if previously modified, as so modified), which is:
 - the highest prime rate published in the Wall Street Journal "Money Rates" table.
 - The 91-day Treasury Bill Rate (established at last auction average on a discount basis, rounded to the nearest .10%).
 - Each reference in the Mortgage to the "Note" shall be deemed on and after the date of this Amendment to refer to the Note as it is now amended by the Modification, together with any future extensions, modifications, or renewals thereof. The lien of the Mortgage shall continue to secure the revolving line of credit, which is now evidenced by the modified Note.
 - New Home Equity Access Line Agreement.** The Note matured on _____, _____, and the Mortgagor and Lender now desire to amend the Mortgage to reflect the execution and delivery by the Borrower to the Lender of a renewal and replacement Home Equity Access Line Agreement, dated _____, _____, (the "Renewal Note"), which now evidences the Borrower's revolving line of credit described in the recitals above. The Renewal Note is issued in renewal and replacement of (and **not** in repayment of) the Note.

The references in the Mortgage to the principal amount (credit limit), maturity date, and rate of finance charge in the Note are hereby amended to the extent necessary to reflect the principal amount (credit limit), maturity date, and rate of finance charge in the Renewal Note. The Renewal Note is in the principal amount of \$ _____ (the credit limit), it matures on _____,

and it bears a daily periodic rate of finance charge equal to 1/365 of _____ % over the "Index Rate." The "Index Rate" is the variable reference rate, adjusted in accordance with the Renewal Note, which is:

- the highest prime rate published in the Wall Street Journal "Money Rates" table.
- The 91-day Treasury Bill Rate (established at last auction average on a discount basis, rounded to the nearest .10%).
- _____.

Each reference in the Mortgage to the "Note" shall be deemed on and after the date of this Amendment to refer to the Renewal Note, together with any future extensions, modifications, or renewals thereof. The lien of the Mortgage shall continue to secure the revolving line of credit, which is now evidenced by the Renewal Note.

The following terms and conditions apply regardless of which boxes are checked above:

All original terms and conditions of the Mortgage (including any previous modifications) remain in full force and effect, except as modified by this Amendment, and the Mortgagor agrees to be bound by and to perform all of the covenants and agreements in the Mortgage at the time and in the manner therein provided.

The Mortgagor agrees to pay or reimburse the Lender for any and all fees payable to public officials in connection with this Amendment, and the recording hereof, including any mortgage registry tax that may be due.

IN WITNESS WHEREOF, the Mortgagor and Lender have executed this Amendment as of the day and year first above written.

Wells Fargo Bank West, N.A.

By: [Signature]
R. SEAN BOBBITT
Its: OFFICER

[Signature]
KENNETH W. DUNAWAY

[Signature]
SONDRA R. DUNAWAY

Witness

Print Name

Witness

Print Name

STATE OF COLORADO)

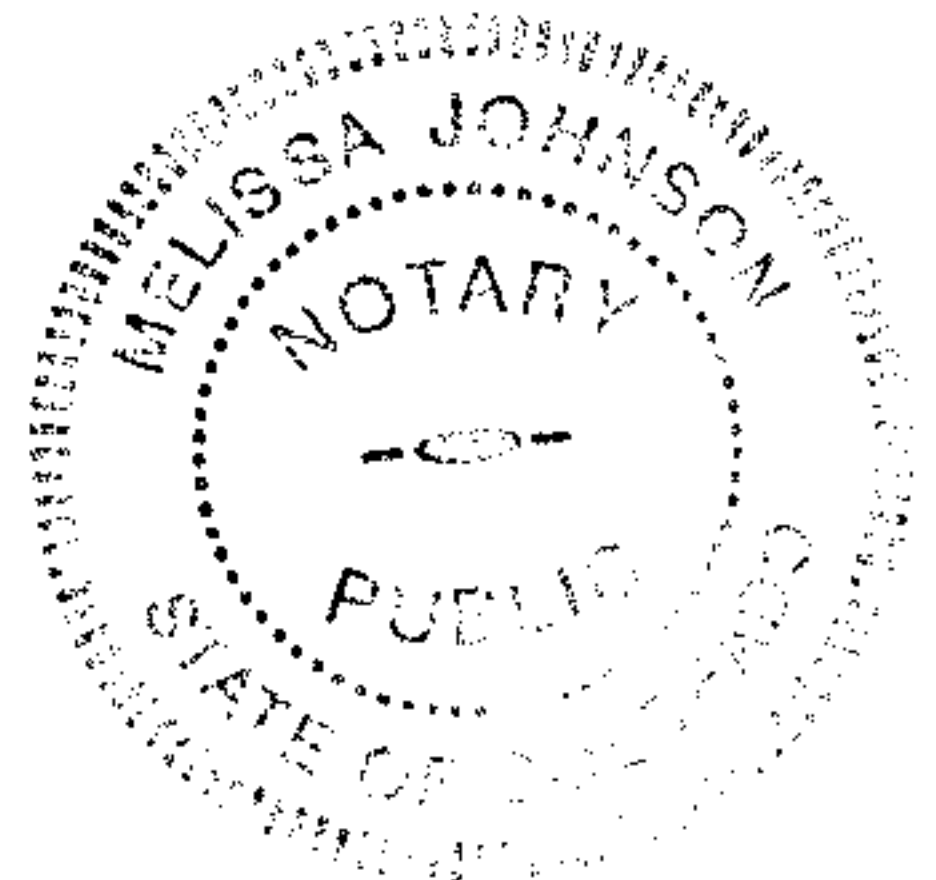
) ss.

COUNTY OF EL PASO)

Before me, a Notary Public in and for said county and state, personally appeared R. SEAN BOBBITT, OFFICER of Wells Fargo Bank West, N.A., a National Association, and acknowledged the execution of the foregoing Amendment on behalf of such National Association this 17th day of OCTOBER, 2000.

[Signature]
Notary Public: MELISSA JOHNSON
MY COMMISSION EXPIRES: OCTOBER 1, 2003

State of COLORADO



STATE OF Alabama)

) ss.

COUNTY OF Shelby)

Before me, a Notary Public in and for said county and state, personally appeared
Kenneth W. Dunaway and Sandra R. Dunaway
(~~a single person~~) (~~single persons~~) (husband and wife) and acknowledged the execution
of the foregoing Amendment on this 20th day of October, 2000.

[Signature]
Notary Public

Alabama
State of

This instrument was drafted by:

Norwest Bank Colorado, NA
4455 ArrowsWest Drive
Colorado Springs, CO 80907

EXHIBIT A

THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN THE CITY OF PELHAM COUNTY OF SHELBY, STATE OF ALABAMA, DESCRIBED AS FOLLOWS:

LOT 17, ACCORDING TO THE MAP AND SURVEY OF STRATFORD PLACE, PHASE IV, AS RECORDED IN MAP BOOK 14, PAGE 69, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

TITLE TO SAID PREMISES IS VESTED IN KENNETH W. DUNAWAY, AND WIFE, SONDR R. DUNAWAY, BY DEED FROM REAMER BUILDING AND DEVELOPMENT CORPORATION, A CORPORATION, DATED AUGUST 1, 1991 AND RECORDED AUGUST 6, 1991 IN DEED BOOK NUMBER 357 PAGE NUMBER 169.

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