

**Loan # 005234620**

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**LOAN MODIFICATION AGREEMENT**

(Providing for Adjustable Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 17<sup>th</sup> day of July 2003, between Charles M Diggs, joined by Patricia M Diggs, his wife ("borrower") and Regions Bank\* ("Lender") amends and supplements (1) the Mortgage, Deed of Trust, Deed to Secure Debt or Security Deed ("Security Instrument"), dated June 24, 1998 and recorded in Book or Instrument 1998-26758 page(s) n/a in Shelby County, Alabama of 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 therein as the "Property", located at:

2001 Lakeside Lane Hoover, Alabama 35244  
[Property Address]

\* **Regions Bank d/b/a Regions Mortgage f/k/a Regions Mortgage Inc.**

the real property described being set forth as follows:

**See attached Exhibit "A"**

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. As of September 1, 2003, the amount payable under the Note and the Security Instrument ("Unpaid Principal Balance") is U.S. \$ 450,177.69 consisting of the amount (s) loaned to Borrower by Lender and any interest capitalized to date.
2. The borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of the Lender. Interest will be charged on the Unpaid Principal Balance until the full amount of principal has been paid. Borrower will pay interest at a yearly rate of 3.875 %. The interest rate Borrower will pay will change in accordance with Section 4.

3. (A) Time and Place of Payment

Borrower will pay principal and interest by making payments every month.

Borrower will make monthly payments on the first (1<sup>st</sup>) day of each month beginning on September 2003.

Borrower will make payments every month until all of the principal and interest and any other charges that Borrower may owe under the Note have been paid. Borrower's monthly payments will be applied to interest before principal. If on, July 1, 2028 Borrower still owes amounts under the Note, Borrower will pay those amounts in full on that date, which is called the "Maturity Date".

Borrower will make monthly payments at Regions Mortgage or at a different place if required by Lender.

- (B) Amount of Borrower's Initial Monthly Payments

Each of Borrower's initial monthly payments will be in the amount of U.S. \$ 2,349.90. This amount may change.

- (C) Monthly Payment Changes

Changes in Borrower's monthly payment will reflect changes in the unpaid principal of the Note and in the interest rate that Borrower must pay. Lender will determine the new interest rate and the changed amount of the monthly payment in accordance with Section 4.

4. (A) Change Dates

The interest rate Borrower will pay may change on the first day of August 2006, and on that day every 12 month thereafter. Each date on which the interest rate could change is called a "Change Date".

(B) The Index

Beginning with the first change date, Borrower's interest rate will be based on an Index. The "Index" is the weekly average yield on United States Treasury Securities adjusted to a constant maturity of one (1) year, as made available by the Federal Reserve Board.

The most recent Index figure available as of the date forty-five (45) days before each Change Date is called the "Current Index".

If the Index is no longer available, Lender will choose a new index that is based upon comparable information. Lender will give Borrower notice of this choice.

(C) Calculation of Changes

Before each Change Date, Lender will calculate Borrower's new interest rate by adding **Two and Three Quarters** percentage point(s) (2.75 %) to the Current Index. Lender will then round the result of this addition to the nearest one eighth of one percentage point (0.125%). Subject to the limits stated in Section 4(D) below, this rounded amount will be the new interest rate until the next Change Date.

Lender will then determine the amount of the monthly payment that would be sufficient to repay the unpaid principal that Borrower is expected to owe at the Change Date in full on the Maturity Date at the new interest rate in substantially equal payment. The result of this calculation will be the new amount of the Borrower's monthly payment.

(D) Limits on Interest Rate Changes

(Please check appropriate boxes; if no box is checked, there will be no maximum limit on changes.)

- (1) There will be no maximum limit on interest rate changes.
- X**   (2) The interest rate Borrower is required to pay at the first Change Date will not be greater than **5.875% or less than 1.875 %**.
- X**   (3) Borrower's interest rate will never be increased or decreased on any single Change Date by more than **two** percentage point(s) (**2.00%**) from the rate of the interest Borrower has been paying for the preceding period.
- X**   (4) Borrower's interest rate will never be greater than **9.875 %**, which is called the "maximum rate".

(E) Effective Date of Changes

Borrower's interest rate will become effective on each Change Date. Borrower will pay the amount of the new monthly payment beginning on the first monthly payment date after the Change Date until the amount of the monthly payment changes again.

(F) Notice of Changes

Lender will deliver or mail to Borrower a notice of any changes in the interest rate and the amount of the monthly payment before the effective date of any change. The notice will include information required by law to be given to Borrower and also the title and telephone number of a person who will answer any questions Borrower may have regarding this notice.

5. If all or any of the Property or any interest in it is sold or transferred (or a beneficial interest in the Borrower is sold or transferred and Borrower is not a natural person) without the Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by the Security Instrument.

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

6. Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that Borrower is obligated to make under the Security Instrument.
7. Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Security Instrument. Except, as otherwise specifically provided in this Agreement, the Note and Security Instrument will remain unchanged, and Borrower and Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Agreement.
8. This Modification of Note and Security Instrument shall bind to the benefit of the parties hereto and their respective heirs, successors and permitted assigns.



LOAN MODIFICATION AGREEMENT – Single Family – Fannie Mae Uniform Instrument Form 3179 2/88

Witness the hand seal of each of the undersigned as the day and year first above written.

Nannette S. Sheaffer  
 Nannette S. Sheaffer  
 Witness (Sign & Print)  
 Rhonda R. Darby  
 Rhonda R. Darby  
 Witness (Sign & Print)  
 Patricia M. Diggs  
 Patricia M. Diggs  
 (SEAL)  
 (Borrower)  
 (SEAL)  
 (Borrower)

State of Alabama )  
 County of Blount )

I, the undersigned authority, A Notary Public in and for said State and County hereby certify that Patricia M. Diggs and Patricia M. Diggs, whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of this conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 4th day of August, 2003.  
 Gina B. Mark  
 (Notary Public)  
 My Commission Expires: August 15, 2006

ATTEST  
 BY: Marcia T. Johnson  
 ITS: Vice President

LENDER: Regions Mortgage, acting as  
 Servicing agent for Regions Bank  
 BY: Glenda V. Yelverton  
 ITS: Senior Vice President,

STATE OF ALABAMA )  
 COUNTY OF MONTGOMERY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Glenda V. Yelverton and Marcia T. Johnson whose names as Senior Vice President and Vice President respectively, of Regions Mortgage are signed to the foregoing instrument and who are known to me, acknowledged before me on this date that, being informed of the contents of said instrument, they who are known to me as such officers and with full authority, executed the same voluntarily for and as the act of Regions Mortgage.

Given under my hand and seal of office, this 8th day of August, 2003  
 Elaine C. Pennington  
 Notary Public: Elaine C. Pennington  
 My Commission Expires: 10-18-04

This Instrument was prepared by:

Cindy Smith  
 an employee of  
 Regions Mortgage  
 Post Office Box 669  
 Montgomery, AL 36101

Return Recorded Instrument to:  
 Regions Mortgage  
 Attn: Customer Service  
 Post Office Box 669  
 Montgomery, AL 36101

EXHIBIT "A"

PARCEL I:

Lot 1, according to the Survey of Park Lane Addition to Riverchase, as recorded in Map Book 11, page 17, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT:

A part of Lot 1, Park Lane Addition to Riverchase, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 11, page 17, said part of Lot 1, being more particularly described as follows:

Beginning at the Southwest corner of Lot 1 (also being the Northwest corner of Lot 2) run in an Easterly direction along the common line of said Lots 1 and 2 for a distance of 171.27 feet to an existing iron pin; thence turn an angle to the right of 34°13' and run in a Southeasterly direction for a distance of 67.00 feet; thence turn an angle to the left of 160°13'14" and run in a Northwesterly direction for a distance of 51.62 feet; thence turn an angle to the left of 53°25'44" and run in a Westerly direction for a distance of 82.23 feet to an existing iron pin; thence turn an angle to the left of 3°01'24" and run in a Westerly direction for a distance of 114.21 feet, more or less, to the point of beginning.

PARCEL II:

Part of the NW ¼ of the NW ¼ of Section 35, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the Northeast corner of Lot 1, Park Lane Addition to Riverchase, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 11, page 17, which is also the most Southerly corner of Lot 286, Riverchase Country Club 9th Addition, as recorded in Map Book 8, page 46 A & B, run in a Southerly direction along the East line of said Lot 1 for a distance of 101.65 feet to a corner of said Lot 1; thence turn an angle to the left of 21°42'09" and run in a Southeasterly direction for a distance of 50.45 feet to the most Southerly corner of said Lot 1; thence turn an angle to the left of 130°55'17" and run in a Northeasterly direction for a distance of 141.60 feet to an existing iron pin; thence turn an angle to the left of 102°09'34" and run in a Northwesterly direction for a distance of 86.81 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

Inst. # 1998-26758

07/15/1998-26758  
09:41 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
D14 MCD 768.50

85292-8661 Inst. # 1998-26758