

WHEN RECORDED RETURN TO:
Old Republic Title
Attn: Post Closing-Recording
320 Springside Dr.
Suite 320
Akron, OH 44333

20642054

PREPARED BY:
MOSS CODILIS, L.L.P.
Two Greenwood Plaza
6560 Greenwood Plaza Boulevard, Suite 100
Englewood, CO 80111
This Document Prepared by: Corey Robertus, Default Specialist, (720) 240-5414

Loan No. 0695785287

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LOAN MODIFICATION AGREEMENT

This Loan Modification Agreement ("Agreement") is effective made this 18th day of **May, 2006**, ("Effective Date") between **Richard D. Reynolds and Amy N. Reynolds, husband and wife**, (hereinafter, "the Borrower"), and **Washington Mutual Bank**, the current loan subservicer for the Note holder and mortgagee, ("Subservicer"). Together, the Borrower and the Subservicer are referred to herein as "the Parties".

RECITALS

The Parties enter into this Agreement with reference to the following stipulated facts:

A. On June 23, 2005, Borrower purchased, re-financed or otherwise obtained an interest in a certain real property in Shelby County, Alabama. In connection with the acquisition of the real property the Borrower delivered a certain promissory note dated June 23, 2005, in the original principal amount of \$159,600.00 ("Note").

B. The Note was and is secured by a deed of trust, mortgage, applicable riders, addenda or other security instrument ("Security Instrument"), dated June 23, 2005, and recorded July 6, 2005, as Instrument No. 20050706000335780 in the official records of **Shelby County** as a lien against the real property described in the Security Instrument, and located at 400 Highway 97, Columbiana, Alabama 35051 (the "Subject Property"), and is more particularly described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TAX ID #: 219320000038000

BEING THE SAME PROPERTY CONVEYED TO RICHARD D. REYNOLDS AND AMY N. REYNOLDS, HUSBAND AND WIFE, BY DEED RECORDED IN BOOK 358, AT PAGE 138, ON AUGUST 9, 1991, IN THE OFFICE AFORESAID.

C. Borrower is the current owner of record of the Subject Property. No other persons or business entities have ownership, management or control of the Subject Property. Borrower has not assigned, transferred, mortgaged or hypothecated the Subject Property, or any fee estate therein, nor the rents, income and profits of the Subject Property as may be described in the Security Instrument, except as set forth in these recitals.

D. Borrower acknowledges that Subservicer is authorized to enter into this Agreement on behalf of the Note holder and mortgagee.

E. Borrower has requested that the Subservicer modify the terms of the Note and Security Instrument. The Subservicer has agreed to do so pursuant to the terms and conditions stated in this Agreement.

AGREEMENT

NOW, THEREFORE, In consideration of the mutual promises and agreements exchanged, the Parties hereto agree as follows:

1. **Incorporation of Recitals.** The Recitals are an integral part of this Agreement and are incorporated by reference herein.

2. **Unpaid Principal Balance.** The Parties agree that as of **May 1, 2006**, the unpaid principal balance of the Note and the Security Instrument is **\$159,390.65** (the "Unpaid Principal Balance").

3. **Capitalization.** The Borrower acknowledges that interest on the Unpaid Principal Balance has accrued but has not been paid and Subservicer has incurred, paid or otherwise advanced taxes, insurance premiums and other expenses necessary to protect or enforce the interest of the Note holder or mortgagee and that such accrued and unpaid interest, costs and expenses in the total amount of **\$5,545.45** (the "Capitalized Amount") has been added to the indebtedness under the terms of the Note and Security Instrument, as of May 1, 2006.

4. **Modified Principal Balance.** When payments resume on **June 1, 2006**, the new balance due on the loan will be **\$164,936.10** ("Modified Principal Balance"), which consists of \$159,390.65 plus \$5,545.45.

5. **Reamortization.** The Modified Principal Balance will be reamortized over **470** months.

6. **Payment and Interest Adjustments.** Interest will be charged on the Modified Principal Balance at the interest rate of **6.350% per cent per annum** from **May 1, 2006** until **July 1, 2045**. The following terms and provisions of the original Note and Security Instrument are forever canceled, null and void, as of the date of this agreement:

a. all terms and provisions of the Note and Security Instrument (if any) providing for or relating to any change or adjustment in the rate of interest payable under the note; and

b. all terms and provisions of any adjustable rate rider or other instrument or document that is affixed to or wholly or partially incorporated into, or is a part of, the Note or Security Instrument and that contains any such terms or provision as those referred to in (a) above.

7. **Maturity Date.** If on July 1, 2045, ("Maturity Date"), Borrower still owes any amounts under the Note, Security Instrument or this Agreement, the Borrower shall pay these amounts in full on the Maturity Date.

8. **Payments; Delivery of Payments.** The Borrower promises to pay the Modified Principal Balance, plus interest, to the order of Washington Mutual. Borrower(s) shall make the Monthly Payments described herein to Washington Mutual at 19850 Plummer Avenue, Mail Stop N070206, Chatsworth, CA 91311, Attention: Default Alternatives or at such other place that Washington Mutual may designate.

9. **Acceleration Upon Unauthorized Transfer.** The acceleration terms under the Note and Security Instrument are incorporated herein by reference.

10. **Effect of this Agreement.** Except to the extent that they are modified by this Agreement, the Borrower(s) hereby reaffirm all of the covenants, agreements and requirements of the Note and 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 obliged to make under the Security Instrument. Borrower(s) further agree to be bound by the terms and provisions of the Note and Security Instrument, as modified hereby.

11. **No Release.** Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and/or Security Instrument. Except as expressly provided in this Agreement, all of the terms, covenants agreements and the Note and Security Instrument will remain unchanged and the Parties will be bound by, and comply with, all of the terms and provisions of the instruments, as amended by this Agreement.

12. **Warranties.** Borrower does hereby state and warrant that the above described Note is valid and enforceable in all respects and is not subject to any claims, defenses or right of offset or credit except as herein specifically provided. Borrower does further hereby extend all liens and security interests on all of the Subject Property and any other rights and interests which now or hereafter secure said Note until said Note as modified hereby has been fully paid, and agree that this modification and extension will in no manner impair the Note or any of the liens and security interests securing the same and that all of the liens, equities, rights, remedies and security interests securing said Note shall remain in full force and effect and shall not in any manner be waived. Borrower further agrees that all of the terms, covenants, warranties and provisions contained in the original Note and Security Instrument are now and shall be and remain in full force and effect as therein written, except as otherwise expressly provided herein, until the Note is paid in full and all other obligations under the Security Instrument are fulfilled.

13. **Further Assurances.** Borrower does further state and warrant that all of the recitals, statements and agreements contained herein are true and correct and that Borrower is the sole owner of the fee simple title to all of the Subject Property securing the Note.

14. **Acknowledgment by Borrower.** As part of the consideration for this Agreement, Borrower agrees to release and waive all claims Borrower might assert against Subservicer and or beneficiary, and arising from any act or omission to act on the part of Subservicer's or beneficiary's agents, officers, directors, attorneys, employees and any predecessor-in-interest to the Note and Security Instrument, and which Borrower contends caused Borrower damage or injury, or which Borrower contends renders the Note or the Security Instrument void, voidable, or unenforceable. This release extends to any claims arising from any judicial foreclosure proceedings or power of sale proceedings if any, conducted prior to the date of this Agreement. Borrowers have and claim no defenses, counterclaims or rights of offset of any kind against Lender or against collection of the Loan.

15. **Bankruptcy Considerations.** Notwithstanding anything to the contrary contained in this Agreement, the Parties hereto acknowledge the effect of a discharge in bankruptcy that may have been granted to the Borrower prior to the execution hereof and that the Note holder may not pursue the Borrower for personal liability. However, the Parties acknowledge that the mortgagee/beneficiary retains certain rights, including but not limited to the right to foreclose its lien against the Subject Property under appropriate circumstances. The Parties agree that additional consideration for this Agreement is the Subservicer's forbearance from presently exercising the rights and remedies of the Note holder and mortgagee under the Security instrument. Nothing herein shall be construed to be an attempt to collect against the Borrower personally or an attempt to revive personal liability, if the Borrower has obtained a discharge of that liability from a United States Bankruptcy Court.

[signature pages follow]

BORROWER(S):

Date: May 23, 2006

Richard D. Reynolds
Richard D. Reynolds

Amy N. Reynolds
Amy N. Reynolds

Karen Evans
Witness Signature
Karen Evans
Print Name

Marchelle Elder
Witness Signature
Marchelle Elder
Print Name

STATE OF Alabama)
)ss:
COUNTY OF Shelby)

On May 23, 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard D. Reynolds and Amy N. Reynolds, husband and wife, [X] personally known to me - OR - [] proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Shea Bennett
Signature of Notary
My commission expires: MY COMMISSION EXPIRES
OCTOBER 21, 2008

SUBSERVICER:

Date: MAY 30 2006

20060620000293480 6/7 \$37.40
Shelby Cnty Judge of Probate, AL
06/20/2006 09:32:46AM FILED/CERT

Washington Mutual Bank, the current loan subservicer for the Note holder and Mortgagee

BY: MIGUEL PEREZ

(Print Name and Title)

Vice President

OF: Washington Mutual Bank, in its authorized capacity.

Jossial Caldwell

Witness Signature

Jossial Caldwell

Print Name

Zeus Aberin

Witness Signature

ZEUS ABERIN

Print Name

STATE OF **California**
COUNTY OF **Los Angeles**

MAY 30 2006

On MAY 30 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared MIGUEL PEREZ

[☒] personally known to me - OR - [☐] proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Clare Anne Gadd

Signature of Notary

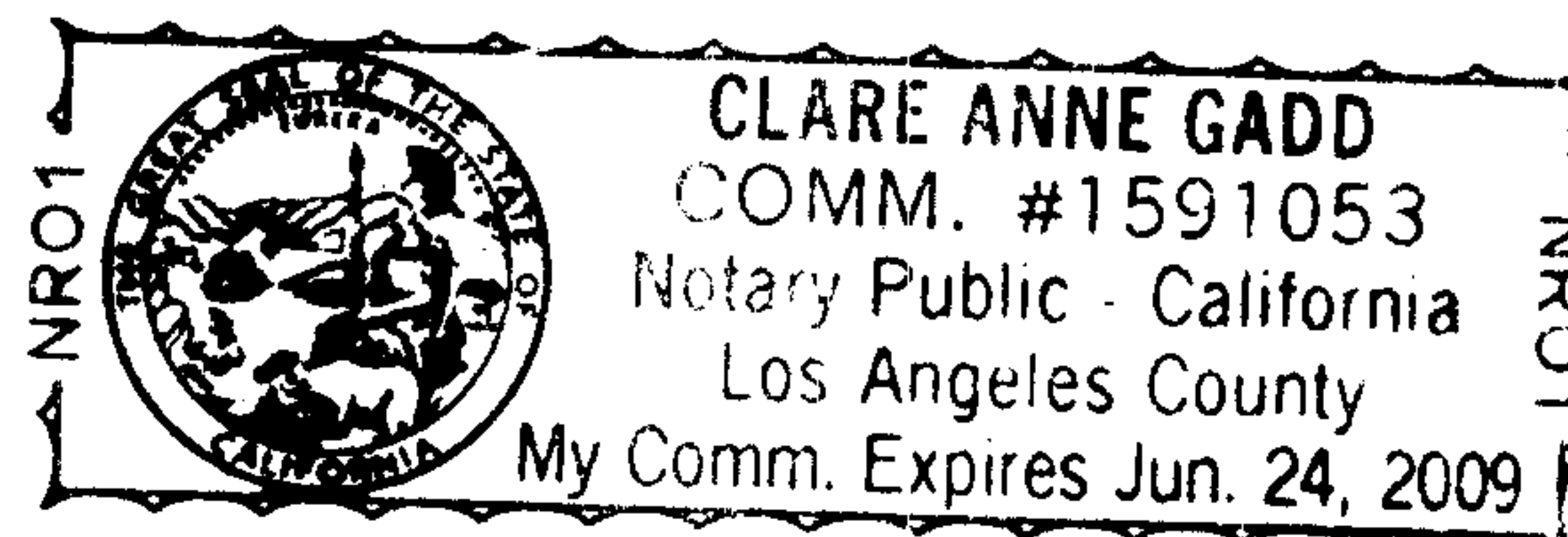
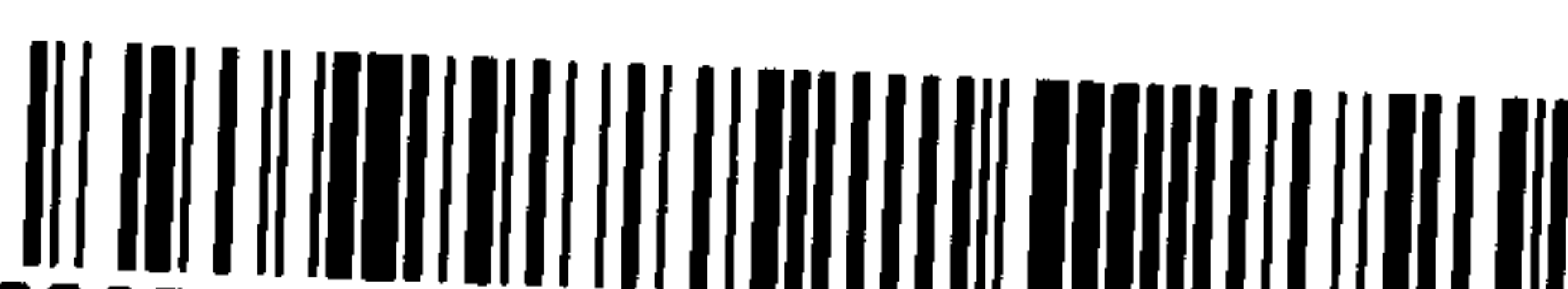


Exhibit "A"


20060620000293480 7/7 \$37.40
Shelby Cnty Judge of Probate, AL
06/20/2006 09:32:46AM FILED/CERT

A TRACT OF LAND LOCATED IN SHELBY COUNTY, ALABAMA: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA AND RUN THENCE NORTHERLY ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE OF 486.00 FEET TO A POINT; THENCE TURN A DEFLECTION ANGLE OF 88 DEGREES 00 MINUTES 30 SECONDS RIGHT AND RUN EASTERLY A DISTANCE OF 16.64 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SHELBY COUNTY ROAD NO 91; THENCE TURN A DEFLECTION ANGLE OF 00 DEGREES 03 MINUTES 30 SECONDS LEFT AND RUN EASTERLY ALONG EXISTING PROPERTY LINE A DISTANCE OF 829.25 FEET TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED. THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 690.38 FEET TO A POINT; THENCE TURN A DEFLECTION ANGLE OF 87 DEGREES 58 MINUTES 28 SECONDS LEFT AND RUN NORTHERLY A DISTANCE OF 272.89 FEET TO A POINT; THENCE TURN A DEFLECTION ANGLE OF 92 DEGREES 00 MINUTES 00 SECONDS LEFT AND RUN WESTERLY A DISTANCE OF 823.51 FEET TO A POINT; THENCE TURN A DEFLECTION ANGLE OF 114 DEGREES 22 MINUTES 38 SECONDS LEFT AND RUN SOUTHWESTERLY A DISTANCE OF 299.54 FEET TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.