



20060622000300590 1/3 \$467.00
 Shelby Cnty Judge of Probate,AL
 06/22/2006 01:21:43PM FILED/CERT

AFTER RECORDING RETURN TO:

BRENDA FITTS
 ALIANT MORTGAGE, A DIVISION OF ALIANT BANK
 1100 CORPORATE PARKWAY SUITE 10, BIRMINGHAM , AL. 35242

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LOAN MODIFICATION AGREEMENT

(Providing for Fixed Interest Rate)

BARNHILL
 LOAN #: 74005231
 MIN: 100233400740031223

This Loan Modification Agreement ("Agreement"), made this **2ND** day of **JUNE, 2006**, between **DAVID B BARNHILL AND JULIANNE P BARNHILL, INDIVIDUALLY & HUSBAND & WIFE**

("Borrower") and **ALIANT BANK**

("Lender"), amends and supplements (1) the Mortgage, Deed of Trust or Security Deed (the "Security Instrument"), and Timely Payments Rewards Rider, if any, dated **November 22, 2005** and recorded in Book or Liber **2005113000618760**, at page(s) _____, of **JUDGE OF PROBATE** Records of [Name of Records]

SHELBY, **ALABAMA**

[County and State, or other Jurisdiction]

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 **328 O'HARA DR., COLUMBIANA, AL 35051**

[Property Address]

the real property described being set forth as follows:

LOT 5, ACCORDING TO THE SURVEY OF O'HARA SUBDIVISION, AS RECORDED IN MAP BOOK 35, PAGE 77, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE RIGHT TO USE THE EASEMENT RUNNING FROM TARA DRIVE THROUGH O'HARA SUBDIVISION AS DEPICTED ON THE PLAT OF SAID O'HARA SUBDIVISION.

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):

- As of **JUNE 2, 2006**, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$ **300,000.00**, consisting of the amount(s) loaned to Borrower by Lender and any interest capitalized to date.
- Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of Lender. Interest will be charged on the Unpaid Principal Balance at the yearly rate of **6.375** %, from **JUNE 2, 2006**. Borrower promises to make monthly payments of principal and interest of U.S. \$ **1,871.61**, beginning on the **1ST** day of **JULY, 2006**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. By executing this Agreement, Borrower waives any Timely Payment Rewards rate reduction to which Borrower may be entitled. If on **JUNE 1, 2036** (the "Maturity Date"), Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, Borrower will pay these amounts in full on the Maturity Date.

Borrower will make such payments at **200 ALIANT PARKWAY, ALEXANDER CITY, AL 35010** or at such other place as Lender may require.

- If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred)

without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by 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 given in accordance with Section 15 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.

4. 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; however, the following terms and provisions are forever canceled, null and void, as of the date specified in paragraph No. 1 above:

(a) all terms and provisions of the Note and Security Instrument (if any) providing for, implementing, or relating to, any change or adjustment in the rate of interest payable under the Note, including, where applicable, the Timely Payment Rewards rate reduction, as described in paragraph 1 of the Timely Payment Rewards Addendum to Note and paragraph A.1. of the Timely Payment Rewards Rider. By executing this Agreement, Borrower waives any Timely Payment Rewards rate reduction to which Borrower may have otherwise been entitled; and

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


5. 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.

ALIANNT BANK

Brenda Fitts 6/2/2006
BY: BRENDA FITTS, ITS LOAN COORDIANTOR

David B. Barnhill 6/2/2006
- BORROWER - DAVID B BARNHILL - DATE -

Julianne P. Barnhill 6/2/2006
JULIANNE P. BARNHILL _BORROWER_ DATE


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[Space Below This Line For Acknowledgments]

STATE OF ALABAMA
County of SHELBY

On the 2ND day of JUNE in the year 2006 before me, the undersigned, a notary public in and for said state, personally appeared BRENDA FITTS, LOAN COORDINATOR

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that SHE executed the same in HER capacity(ies), and that by HER signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

Chaqueta Daniel
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 23, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS


STATE OF ALABAMA
County of SHELBY

On the 2ND day of JUNE in the year 2006 before me, the undersigned, a notary public in and for said state, personally appeared DAVID B. BARNHILL AND JULIANNE P. BARNHILL, INDIVIDUALLY & HUSBAND & WIFE

personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

Brenda R Fitts
Notary Public

, MY COMMISSION EXPIRES 1/6/2008


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