

After Recording, Return To:

SunTrust Mortgage, Inc.
121 E. E. Butler Parkway, 2nd Floor
Gainesville, GA 30501

20070514000225350 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
05/14/2007 04:03:06PM FILED/CERT

This Instrument Was Prepared By:

Donna Davis
SunTrust Mortgage, Inc.
2100 Southbridge Pkwy, #250
Birmingham, AL 35209

AP # POWER0036624005

LN # 0036624005

Note and Mortgage Modification and Additional Advance Agreement

(Providing for Fixed interest rate or Adjustable interest rate)

"NO NEW MONIES"

THIS AGREEMENT made this 23rd day of March 2007
by and between Russell G. Powers and Melissa D Cost

("Borrower") of 176 County Road 75, Calera, AL 35040
and SunTrust Mortgage, Inc. SunTrust Mortgage, a Virginia Corporation, formerly known as
901 Semmes Avenue, Richmond, VA 23224 ("Lender") of

WITNESSETH

WHEREAS, Borrower gave a certain mortgage note to Lender, dated 08/29/2006
in the original principal amount of \$ 182,050.00 ("Note");

WHEREAS, the payment of the Note was secured by a certain mortgage, deed to secure debt, or deed of trust
given by Borrower to Lender, dated 08/29/2006, and recorded on 09/12/2006 in Official Record
Book -- 450 --, Page -- 580-596 --, Public Records of Shelby County,
Alabama, ("Security Instrument"), which granted Lender a lien upon the real property described in said
Security Instrument, ("Property"); [*** Instrument number 20060912000450580]

WHEREAS, the parties wish to modify the Note to reflect the following:

- ☒ to change the term of the Note, and/or
- ☒ to change the interest rate on the Note from an **Fixed** rate to a fixed rate;
- ☐ to change the interest rate on the Note from a fixed rate to an adjustable rate;
- ☐ to change the adjustable rate of interest;

WHEREAS, there are certain closing costs and expenses associated with said change;

WHEREAS, Borrower has requested that Lender advance additional funds to cover said closing costs or
expenses in the amount of \$ 0.00 and to have said advance be secured by the Security
Instrument;

WHEREAS, the parties have agreed to modify the Security Instrument to allow for this one advance of
funds to cover said closing costs or expenses;

NOW THEREFORE in consideration of the mutual covenants, the parties agree as follows:

1. The recitals set forth above are true and correct and are incorporated herein by reference.
2. The parties acknowledge that upon execution of this Agreement the interest on said obligation shall have
been paid through 03/31/07.
3. The Note is hereby modified to reflect the following:

- ☒ a change in the term of the Note to reflect a new Maturity Date of 9/1/2036; and/or
- ☒ a change in the interest rate on the Note from an **Fixed** rate to a fixed rate of 6.00% % simple
interest per annum with a new monthly principal and interest payment of \$ 1,086.88,
beginning on 05/01/2007. The Note, as modified may not be assumed; or
- ☐ a change in the interest rate on the Note from an adjustable rate to an adjustable rate of %
which will be calculated in accordance with the Adjustable Rate Rider which is attached hereto and
incorporated herewith, with a new monthly principal and interest payment of \$,
beginning on ; or
- ☐ a change in the interest rate on the Note from a fixed rate to an adjustable rate of %
which will be calculated in accordance with the Adjustable Rate Rider which is attached hereto and
incorporated herewith with a new monthly principal and interest payment of \$,
beginning on .

AP # POWER0036624005
LN # 0036624005


20070514000225350 2/3 \$18.00
Shelby Cnty Judge of Probate AL
05/14/2007 04:03:06PM FILED/CERT

4. Intangible recording taxes have already been paid on the original principal loan amount of \$ 182,050.00 . Borrower is executing this Modification Agreement setting the new loan amount at \$ 180,000.00 , consisting of: (i) \$ 180,000.00 (which is the current unpaid principal balance of the amount originally loaned to Borrower by Lender) and (ii) \$ 0.00 (additional advanced funds). Intangible recording taxes, in the amount of \$, are being remitted herewith on the additional advanced funds upon recording of this Modification Agreement.

5. The Security Instrument is hereby modified to provide that it shall secure not only existing indebtedness, but also a future advance in the amount of \$ 0.00 as evidenced by this Agreement, which has been made within twenty (20) years from the original date of the Security Instrument, to the same extent as if this advance was made on the execution of the Security Instrument and has been made prior to the due date of the Note secured by the Security Instrument. The Security Instrument and this Modification are given for the specific purpose of securing any and all indebtedness by the Borrower to the Lender in whatever manner this indebtedness may be evidenced or represented, until the Security Instrument is satisfied of record. All covenants and agreements contained in the Security Instrument shall be applicable to this advance made by the Lender to the Borrower under this future advance clause. The Security Instrument has been modified to provide for future advances for the sole and limited purpose of securing the advance referenced above which reflects the closing costs or expenses associated with this Modification of Security Instrument.

6. This Agreement is made with the express understanding that all other provisions of the Note and Security Instrument, including but not limited to, the right of Lender to accelerate the balance due, shall remain in full force and effect and have not been altered, amended, modified, or changed, except as specifically provided herein. Nothing contained herein shall be construed to impair the security of the Lender, impact on the priority of the lien of the Security Instrument, nor effect or impair the rights and powers granted Lender by the Note and Security Instrument to recover the indebtedness.

7. Borrower certifies and warrants to Lender that (i) Borrower is owner of the Property described in the Security Instrument, (ii) there are no judgements, liens, claims, unpaid assessments, unpaid taxes, or second Security Instruments against Borrower or the Property, other than the lien of the Security Instrument, (iii) Borrower acknowledges that the Note and Security Instrument, as modified are binding upon Borrower, his heirs, successors, assigns, and legal representatives, (iv) the Security Instrument is a valid first lien upon the Property described therein, (v) Borrower reconfirms liability for payment of all indebtedness evidenced by the Note and Security Instrument, as modified, and will perform and comply with all the stipulations, agreements, covenants and conditions contained therein, (vi) Borrower has not executed, delivered, or filed a Notice of Limitation of Future Advance or any such document to limit the right to obtain a future advance in reference to the Security Instrument, and (vii) Borrower has no defenses, set-offs, or counterclaims with respect to the Note and Security Instrument, as modified.

8. The Security Instrument is only modified as herein provided and all the other terms and conditions not modified hereby shall remain unchanged and in full force and effect. This is the complete agreement of the parties and may only be modified in writing, signed by both parties. The term Borrower shall include the plural, where the context so requires.

AP # POWER0036624005
LN # 0036624005

20070514000225350 3/3 \$18.00
Shelby Cnty Judge of Probate, AL
05/14/2007 04:03:06PM FILED/CERT

IN WITNESS WHEREOF, the borrower has caused this Modification Agreement to be duly executed as of the date first set forth above:

Signed, sealed and delivered in the presence of:

Paige Whaley
Unofficial Witness

[Signature]
Notary Public



Borrower(s)

Russell G. Powers by Melissa D. Cost
Russell G. Powers his attorney-in-fact

Melissa D. Cost (Seal)
Melissa D Cost

____ (Seal)

____ (Seal)

Signed, sealed and delivered in the presence of:

Paige Whaley
Unofficial Witness

[Signature]
Notary Public



Lender SunTrust Mortgage, Inc.

[Signature] (Seal)
RICHARD A. WILLITS, V.P.

Kathy S. Orr (Seal)
KATHY S. ORR, OFFICER