

THIS INSTRUMENT PREPARED BY:

Kristy Huynh

7105 CORPORATE DRIVE
PLANO, TX 75024
866/612-0989

RETURN TO: US RECORDINGS, INC.
2925 COUNTRY DR. STE 201
ST. PAUL, MN 55117

410313740
LOAN NUMBER: 125614164 ASSESSOR PARCEL NUMBER: 15-7-35-0-000-003.000

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

TOO7 - 093879

7/16

**MODIFICATION AGREEMENT TO HOME EQUITY LINE OF CREDIT AGREEMENT AND
DISCLOSURE STATEMENT**

This Modification Agreement (this "Modification") is made as of 7/9/2007, between WINSTON J SITTON (the "Borrower(s)") and Countrywide Home Loans, Inc.. ("Countrywide"), and amends and supplements that certain Home Equity Line of Credit Agreement and Disclosure Statement, and that certain Mortgage which states the property is vested in WINSTON J SITTON and LESLIE N SITTON, HUSBAND AND WIFE, dated 2/21/2006 and recorded 3/10/2006, in Book Number _____, at Page Number _____, as Document No. 20060310000114340, in the Official Records of the County of SHELBY, State of Alabama (the "Security Instrument"), and covering the real property with a commonly known address as: 4330 CHELSEA RD, COLUMBIANA, AL 35051, and more specifically described as follows:

SEE "EXHIBIT A" ATTACHED HERETO AND INCORPORATED HEREIN.

SEE EXHIBIT B ATTACHED HERETO AND INCORPORATED HEREIN.
In consideration of the mutual promises and agreements of the parties hereto, together with other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

1. **Amendment to Credit Limit:** My credit limit under the Home Equity Line of Credit Agreement and Disclosure Statement is modified to \$16,725.00.
2. **Amendment to Margin:** The Margin used to determine my ANNUAL PERCENTAGE RATE is modified to 4.250 percentage points.
3. **Representation of Borrower(s):** Borrower(s) represent(s) to Countrywide Home Loans, Inc. that:
 - a) Except for the Security Instrument and any prior liens identified in the Security Instrument, there are no other liens, encumbrances or claims against the Property other than (i) real property taxes that are paid current and not due or owing, (ii) easements, (iii) homeowners association covenants, conditions and restrictions, and (iv) local government or municipal assessments and development bonds;
 - b) There has been no increase, amendment or modification of any liens prior to the Security Instrument other than those agreed to by Countrywide Home Loans, Inc. in writing;

Initials WS LS

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- c) I am/We are the only owner(s) of the Property: there are no other family members or non-family members who own any interest in the Property. Additionally, Borrower(s) represent that there are no changes in title or vesting since the origination of this loan on 2/21/2006. In the event there are changes, Borrower(s) has/have notified Countrywide Home Loans, Inc. of such changes prior to the completion of this modification;
 - d) There are no buildings, fences, overhangs, wall or other structures from other land coming onto or encroaching on the Property. There are no buildings, fences, overhangs, walls or other structures from the Property which are going onto or encroaching onto any other properties or onto any easements running over or under the Property;
 - e) I/We have paid for all cost, expenses and other sums owed for any and all construction, improvements, rehabilitation, remodeling, or other work done to, on, at, or in the Property including for labor, material, and supplies (collectively, the "Construction"). Currently, there is no Construction occurring. I/We have not requested any further Construction. I/We will not have any Construction done or allow any to be done prior to closing this Modification;
 - f) I/We understand that homestead property is in many cases protected from the claims of creditors and exempt from sale at foreclosure and that by signing this contract, I/we voluntarily give up my/our right to the protection of the property with respect to claims based upon this contract;
 - g) If Lender has not required my/our current income documentation, I/we certify that my/our current income has not decreased since the time of my/our original Home Equity Line of Credit Agreement and Disclosure Statement described above.
 - h) I/We certify that the representations set forth in this Modification agreement are true and correct as of the date opposite my/our signature(s) and that Countrywide Home Loans, Inc. has been notified of any necessary changes. Any intentional or negligent misrepresentation(s) may result in my/our loan being in default, civil liability and/or criminal penalties.
4. **Limited Effect:** The parties agree that this Modification shall be construed narrowly and limited to the items expressly modified herein. Except as expressly provided for by this Modification, all terms, requirements and obligations of the Home Equity Line of Credit Agreement and Disclosure Statement and the Security Instrument, and all rights of Countrywide Home Loans, Inc. under, remain in full force and effect, unaltered by this Modification. Capitalized terms in this Modification have the same meaning as in the Home Equity Line of Credit Agreement and Disclosure Statement.
5. **Effective Date/Availability of Funds:** If this Modification is completed, signed, notarized, and received by Countrywide Home Loans, Inc. within ten (10) calendar days after the date first written above, it will be effective ten (10) calendar days after the date first written above 7/19/2007. If not received within that time, the Modification is null and void. If I do not exercise my right under Federal law to rescind this transaction, the increase in the amount of funds available due to the modification of my credit limit will be accessible after midnight of the third business day following the Effective Date, unless that day is a Saturday, in which case, the funds will be available the next business day. For purposes of this section, "business day" means all calendar days except Sundays and legal public holidays specified in 5 U.S.C. 6103(a).

Initials

us LS

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6. **Agreement to Correct Misstated Documents, Provide Additional Documentation, or Fees:** Borrower(s) agrees as follows: If any document is lost, misplaced, misstated, inaccurately reflects the true and correct terms and conditions of the modification of the Loan, or is otherwise missing, upon request of the Lender, Borrower(s) will comply with Lender's written or oral request to execute, acknowledge, initial, and deliver to Lender any documentation Lender deems necessary to replace or correct the lost, misplaced, misstated, inaccurate or otherwise missing document(s). Borrower(s) agrees to deliver the documents within ten (10) days after receipt by Borrower(s) of a written or oral request for such replacement. Borrower(s) also agrees that at any time, upon request by Lender, including at the time of loan pay-off, Borrower(s) will supply additional amounts and/or pay to Lender any additional sum previously disclosed to Borrower(s) as a cost or fee associated with the modification of the Loan, which for whatever reason was not collected at the time this modification was entered into ("Fees"). This agreement supplements any other similar agreement that was entered into by Borrower(s).
7. **Request by Lender:** Any request under Paragraph 6 of this agreement may be made by the Lender, (including assignees and persons acting on behalf of the Lender) or Settlement Agent, and shall be prima facie evidence of the necessity for same. A written statement addressed to Borrower(s) at the address indicated in the loan documentation shall be considered conclusive evidence of the necessity for the Documents.
8. **Failure to Deliver Documents can Constitute Default:** Borrower(s) failure or refusal to comply with the terms of the correction request may constitute a default under the note and/or Deed of Trust, and may give Lender the option of declaring all sums secured by the loan documents immediately due and payable.

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IN WITNESS WHEREOF, this Modification has been duly executed by the parties hereto the day and year first above written.

BORROWER(S)

Winston J. Sitton 7/12/07
WINSTON J SITTON Date Date

Witness _____ Witness _____
Signature of Witness Signature of Witness

CO-OWNER(S)

The undersigned hereby consents to the execution of this Modification which serves to increase the lien amount on the Subject Property.

Leslie N. Sitton 7/12/07
LESLIE N SITTON Date Date

Witness _____ Witness _____
Signature of Witness Signature of Witness

Notary Acknowledgement for Borrower(s)/Owner(s)

State of ALABAMA

County of SHELBY

On 07/12/2007, before me, EARL L. AUSTIN,
Date Name of Notary Public

personally appeared WINSTON J. SITTON AND LESLIE SITTON is subscribed to
Name(s) of Borrower(s)/Owner(s)

☐ Personally known to me

☒ 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

Signature Earl L. Austin
Signature of Notary Public
Earl L Austin

My Commission Expires
February 28, 2009

20070726000347830 5/6 \$37.70
Shelby Cnty Judge of Probate, AL
07/26/2007 08:45:46AM FILED/CERT

EXHIBIT A

BEING SITUATED IN SHELBY COUNTY, STATE OF ALABAMA:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, AND PROCEED NORTH ALONG THE WEST BOUNDARY OF SAID SECTION 35 FOR 1898.88 FEET TO A POINT ON THE NORTH RIGHT OF WAY BOUNDARY OF CHELSEA ROAD (R/W 80 FEET - SHELBY COUNTY HIGHWAY 47), SAID POINT BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; THENCE FROM SAID POINT OF BEGINNING, CONTINUE ALONG SAID COURSE NORTH 210.00 FEET; THENCE NORTH 89 DEG. 29 MIN. 00 SEC. EAST 439.30 FEET TO A POINT ON THE WEST BANK OF A CREEK; THENCE SOUTH 14 DEG. 33 MIN. 53 SEC. EAST ALONG CREEK FOR 118.48 FEET; THENCE SONTN 13 DEG. 12 MIN. 43 SEC. WEST ALONG CREEK FOR 19.77 FEET; THENCE SOUTH 51 DEG. 31 MIN. 01 SEC. WEST 387.73 FEET TO A POINT ON THE AFOREMENTIONED CHELSEA ROAD; THENCE NORTH 44 DEG. 57 MIN. 59 SEC. WEST ALONG SAID ROAD BOUNDARY FOR 227.89 FEET BACK TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND IS LOCATED IN THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA.

ADDRESS: 4330 CHELSEA RD.; COLUMBIANA, AL 350513067 TAX
MAP OR PARCEL ID NO.: 15-7-35-0-000-003.000




U30079229-01NP07

MORTGAGE

LOAN# T008-005618

US Recording

Exhibit B


20070726000347830 6/6 \$37.70
Shelby Cnty Judge of Probate, AL
07/26/2007 08:45:46AM FILED/CERT

The Maximum indebtedness secured by the Mortgage as modified by this Modification is the
New Credit Limit of \$16,725.00

The New Credit Limit consists of the Original Credit Limit of \$9,000.00 plus \$7,725.00
in additional indebtedness, all of which is secured by the Mortgage as modified.

Maturity da 2/15/2031


U40313740-01NP06
MODIFIC AGREEMEN
LOAN# T007-093879
US Recordings