



20090624000242400 1/5 \$177.95
Shelby Cnty Judge of Probate, AL
06/24/2009 09:56:53 AM FILED/CERT

Mortgage Services Loan Number: 0006705776

Prepared by: Bill Monteith
Bill Monteith

Prepared at:
Mortgage Services
4001 Leadenhall Road
Mt. Laurel, NJ 08054
(877)766-8244

ORIGINAL

County Recorder,
Record and return to:
Mortgage Services
4001 Leadenhall Rd.
Mt. Laurel, NJ 08054
Attn: Document Control

This document is dated: 3/6/09

LOAN MODIFICATION AGREEMENT

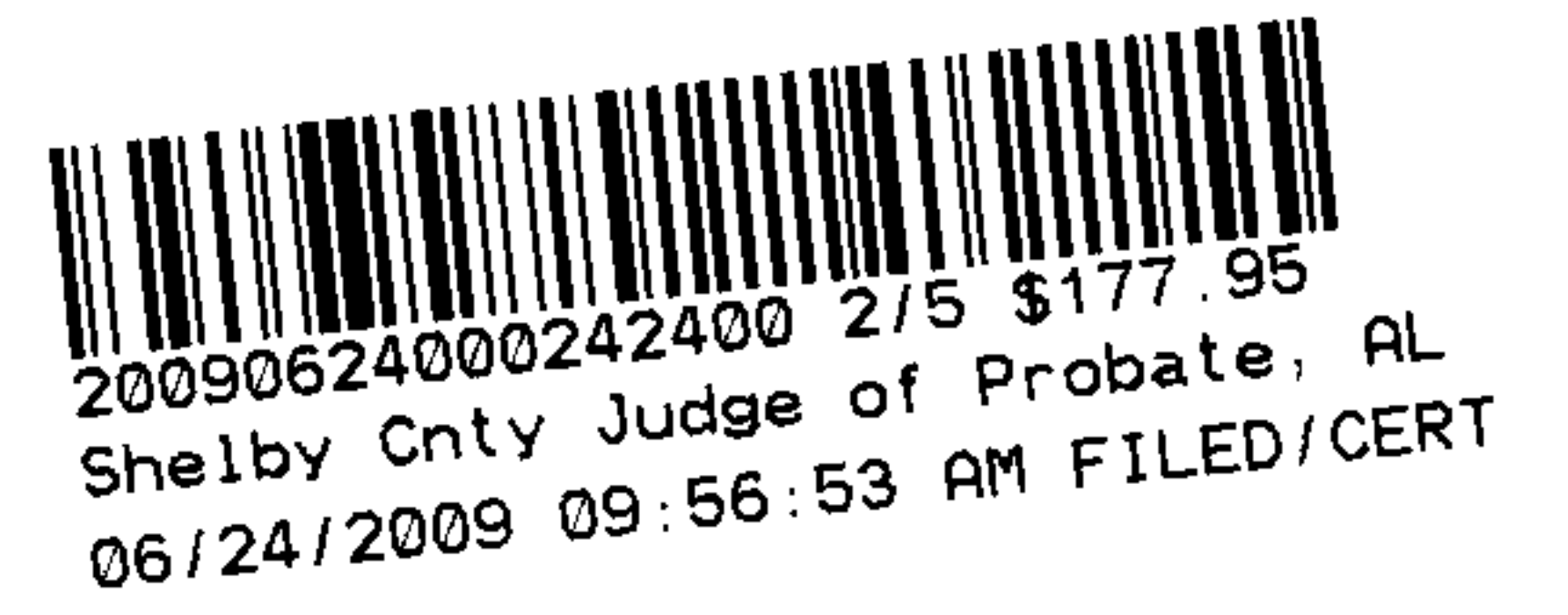
**Three Original Loan Modification Agreements must be executed by the Borrower
One Original is to be filed with the note and one Original is to be recorded in the Land
Records where the Security Instrument is recorded**

This Loan Modification Agreement ("Agreement"), between ***DEBORAH S. CRUMPTON and KEVIN O. CRUMPTON** ("Borrower(s)") and **PHH Mortgage Services** (Lender), amends and supplements (1) the Mortgage, Deed of Trust, or Deed to Secure Debt (the "Security Instrument"), dated **04/30/1998** securing the original principal sum of **\$119,700.00** and recorded on **05/08/1998**, with the File/Instrument No. **1998-16982** of the County of **SHELBY** and (2) 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 as the "Property", located at **COUNTY ROAD 443, WILSONVILLE, AL 35186** the real property described being set forth as follows:

LEGAL DESCRIPTION: See Attached

***Husband & Wife**

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 the **First** day of **April 2009**, the amount payable under the Note and the Security Instrument (the "Unpaid "Principal Balance") is U.S. **\$103,214.17** consisting of the amount(s) loaned to the Borrower by the 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 at the yearly rate of **7%**, beginning on the **First** day of **April 2009**. The Borrower promises to make monthly payments of principal and interest of U.S. **\$641.41** beginning on the **First** day of **May 2009** and continuing thereafter on same day of each succeeding month until principal and interest are paid in full. If on **04/01/2049** (the " Maturity Date"), the Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, the Borrower will pay these amounts in full on the Maturity Date.

The Borrower will make such payments at 4001 Leadenhall Road Mt. Laurel, NJ 08054 or at such other place as the Lender may require.

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

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

4. The Borrower also will comply with all other covenants, agreements, and requirements of the 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 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; and

(b) all terms and provisions of any adjustable rate rider 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 or Security Instrument. Except as otherwise specifically provided in this Agreement, the Note and Security Instrument will remain unchanged, and the Borrower and Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Agreement.

Deborah Duncanson (Seal)
Deborah Duncanson - Witness

Deborah S. Crumpton (Seal)
DEBORAH S. CRUMPTON - Borrower
(Must Sign In Black Ink Only)

Shannon Hickman (Seal)
Shannon Hickman - Witness

Kevin O. Crumpton (Seal)
KEVIN O. CRUMPTON - Borrower
(Must Sign In Black Ink Only)

STATE OF: AL
COUNTY OF: Shelby

Be it remembered, that on this 6 day of March 2009 before me, the subscriber a NOTARY PUBLIC, personally appeared **DEBORAH S. CRUMPTON and KEVIN O. CRUMPTON** who I am satisfied is/are the person(s) who signed the within instrument, and I acknowledge that he/she/they signed, sealed and delivered the same as his/her/their voluntary act and deed. All of which is hereby certified.

Sworn and Subscribed before me on this 6 day of March 2009.

Shane Champion (Seal)
(Must Sign In Black Ink Only) Notary Public

SHANE CHAMPION
NOTARY PUBLIC
MY COMMISSION EXPIRES
3/26/2012

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Loan Modification Agreement-Single Family--Fannie Mae/Freddie Mac Uniform Instrument

[Space Below This Line For Acknowledgments]

PHH Mortgage Services

By:

Marc J. Hinkle, Vice President

STATE OF: NJ

COUNTY OF: Burlington

On this 4 day of May 2009 before me, Diana L. Erlston Notary Public, Marc J. Hinkle Vice President of CORPORATION, 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 be 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

Diana L. Erlston

(***Must Sign In Black Ink Only***)

DIANA L. ERLSTON

NOTARY PUBLIC OF NEW JERSEY

MY COMMISSION EXPIRES: 07/31/2011

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Shelby Cnty Judge of Probate, AL
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Legal Description
Acct # 0006705776 - Crumpton

Commence at the SE corner of the NW 1/4 of the SW 1/4 of Section 26, Township 20 South, Range 1 East; thence run North along the East line thereof 651.68 feet to a point on the Westerly line of a 60-foot prescriptive right of way; thence 16 degrees 49 minutes 27 seconds left run Northwesternly along said right of way 315.59 feet to the point of beginning and a point of curve to the left, having a radius of 1743.84 feet, a central angle of 6 degrees 50 minutes 39 seconds; thence continue along said right of way and along said curve 208.30 feet; thence 70 degrees 01 minutes 48 seconds left run Westerly 504.73 feet; thence 103 degrees 26 minutes 59 seconds left run Southerly 198.57 feet; thence 76 degrees 16 minutes 33 seconds left run Easterly 526.95 feet to the point of beginning.

Situated in Shelby County, Alabama.