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Shelby Cnty Judge of Probate, AL
03/19/2010 01:52:51 PM FILED/CERT

RETURN TO:
Fleary Lending Solutions
5401 Gamble Drive #300
St. Louis Park, MN 55416
70-0339 7311

~~WHEN RECORDED MAIL TO:~~
~~USAA Federal Savings Bank~~
~~ATTN: EQINTSBMOD~~
~~10750 McDermott Freeway~~
~~San Antonio, TX 78288-0558~~

50000

MORTGAGE LOAN MODIFICATION AGREEMENT
FOR LINES OF CREDIT
(For Use in States Other than Texas)

Record
312

This Mortgage Loan Modification Agreement ("Agreement" or "Modification" or "Modification Agreement"), made effective the **February 22, 2010** (the "Effective Date") between: **Ann M. Allen**, the address of each of whom is as stated in the Credit Agreement and/or Security Instrument, defined below ("Obligor," whether one or more), and USAA Federal Savings Bank, whose address is 10750 McDermott Freeway, San Antonio, Texas, 78288 ("USAA FSB" or "Lender"), modifies, amends, and supplements (1) the **Mortgage** (the "Security Instrument") dated **March 29, 2007** and recorded at **County of Shelby State of Alabama**, recorded on **April 6, 2007**, in **Instrument Number: 20070406000157460** and (2) the Home Equity Line of Credit Agreement or the Equity Line of Credit Agreement and Disclosure bearing the same date as and secured by the Security Instrument (the "Credit Agreement"), said Security Instrument covering the real and personal property described in the Security Instrument and defined therein as the Real Property or Property, evidencing the mortgage loan made by USAA FSB to Borrower(s) as identified in the Credit Agreement effective **March 29, 2007** (the "Loan"), the real property described in said Security Instrument being set forth in Exhibit A, attached hereto and made a part hereof.

In consideration of the mutual promises and agreements exchanged, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is hereby agreed by and among the parties as follows:

1. The current outstanding principal balance of the Credit Agreement as of **February 22, 2010** is **\$21,629.90**.

2. Obligor has requested that certain terms of the Credit Agreement and Security Instrument be modified. Lender has agreed to make certain modifications. Therefore, the following paragraphs of the Credit Agreement are amended as follows:

Change of Credit Limit. Beginning with the Effective Date of this Agreement, the Credit Limit is modified to be as follows:

FROM the previous Credit Limit of **\$37,990.00** (the "Previous Credit Limit")
TO the new Credit Limit of **\$22,000.00** (the "New Credit Limit"),
Constituting a decrease of **\$15,990.00**.

3. Except as otherwise expressly modified hereby, all terms and provisions of the Credit Agreement and Security Instrument are ratified and confirmed and shall remain in full force and effect, enforceable in accordance with their terms as hereby modified. To the extent of any conflict between the Credit Agreement and Security Instrument, on the one hand, and this Agreement, on the other hand, this Agreement shall control. Obligor represents and warrants that as of the effective date of this Agreement no default exists in the Credit Agreement or Security Instrument.

4. Obligor hereby agrees to observe, comply with and perform all of the obligations, terms and conditions under or in connection with the Credit Agreement and Security Instrument as previously executed by Obligor, as modified hereby. Obligor hereby reaffirms to USAA FSB each of the representations, warranties, covenants, and agreements contained in the Credit Agreement, Security Instrument, or any or all other documents executed by Obligor in connection with the Loan, with the same force and effect as if each were separately stated herein. This Agreement is not intended to be a satisfaction and replacement of the existing obligation, but rather a modification, amendment, and supplement of the existing obligation.

5. Obligor hereby acknowledges and agrees that the liens and security interests of the Security Instrument and any other documents and instruments executed in connection with the Loan securing the Credit Agreement are valid and subsisting liens and security interests and are superior to all other liens and security interests against the Real Property or Property and any other collateral to which they attach, with the sole exception of the indebtedness secured by encumbrances of record on the date of the Security Instrument and of which Obligor made Lender aware prior to closing of the



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Loan (if any and if such indebtedness is still unsatisfied), and they are hereby renewed and extended and carried forward in full force and effect.

6. This Agreement shall be binding upon and shall inure to the benefit of the parties, their respective heirs, representatives, successors and assigns.

7. In the event the enforceability or validity of any portion of this Agreement, the Credit Agreement, the Security Instrument, or any other documents executed in connection with the Loan, all as modified hereby, is challenged or questioned, such provision shall be construed in accordance with and shall be governed by whichever applicable federal or state law would uphold or would enforce such challenged or questioned provision.

8. THIS AGREEMENT AND ALL OF THE LOAN DOCUMENTS, AS HERETOFORE OR HEREIN MODIFIED, REPRESENT THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OR PRIOR, CONTEMPORANEOUS OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES. THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.

9. In the event the term, "Obligor," represents more than one person, then the terms of this Modification Agreement are undertaken by each and every person, and all duties under this Modification Agreement are joint and several. All references to the singular include the plural; all references to the masculine include the feminine.

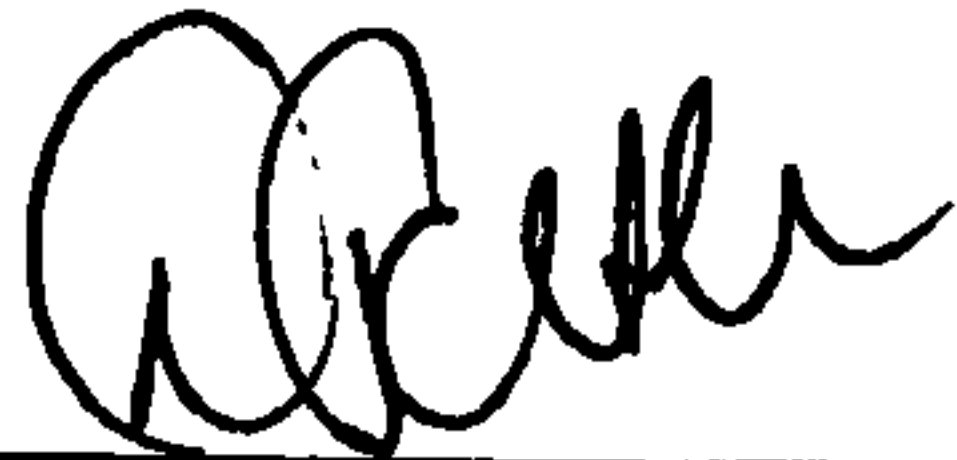


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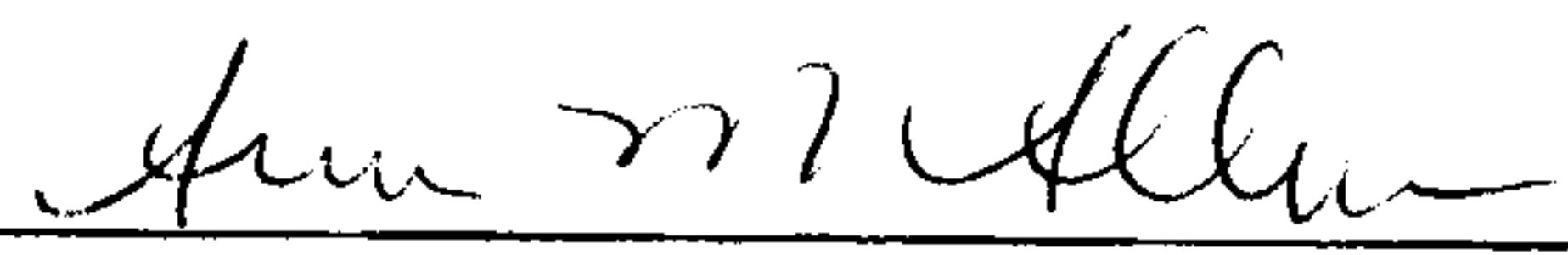
IN WITNESS WHEREOF, the undersigned have executed this Agreement on the dates set forth in the acknowledgments below, the last date of said acknowledgments to constitute the "Execution Date" of this Modification, this Modification to be effective as of the Effective Date identified above.

LENDER:

USAA FEDERAL SAVINGS BANK

By: 
Nimisha Patel
Account Services Specialist

OBLIGOR:

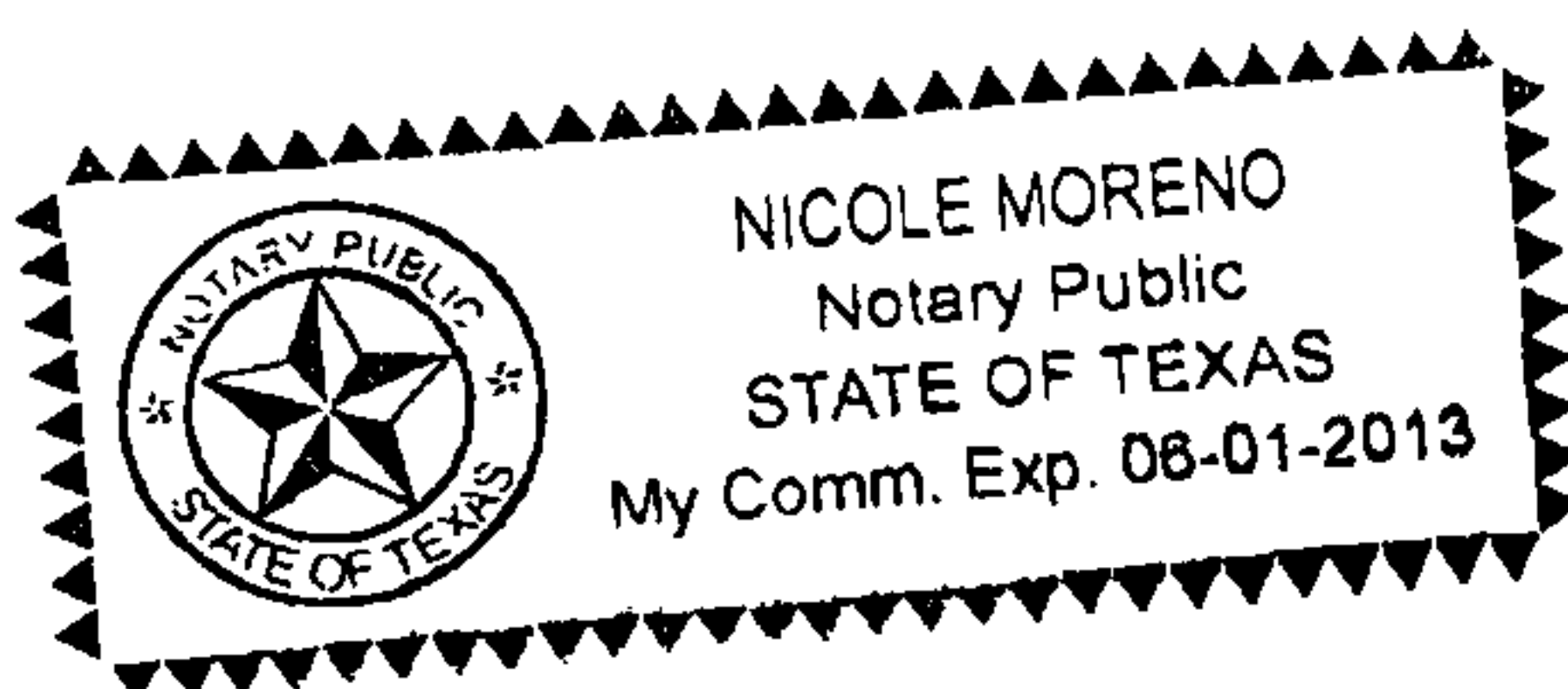

Ann M. Allen

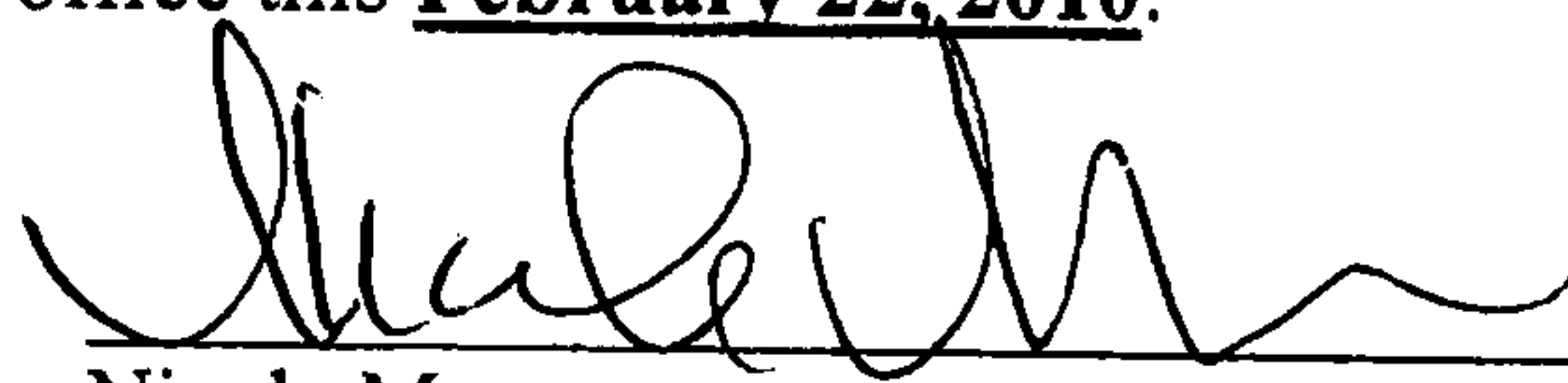
3-10-2010
Date

STATE OF TEXAS §
 §
COUNTY OF BEXAR §


BEFORE ME, the undersigned authority, on this day personally appeared **Nimisha Patel, Account Services Specialist** of USAA Federal Savings Bank, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed on behalf of said federal savings bank.

GIVEN under my hand and seal of office this **February 22, 2010.**




Nicole Moreno
Notary Public
State of Texas
My Commission Expires: 06-01-2013

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STATE OF ALABAMA §
COUNTY OF JEFFERSON §

BEFORE ME, the undersigned authority, on this day personally appeared Ann M. Allen, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this the 10th day of March, 2010.

Carolyn M. Smith
Notary Public in and for
The State of ALABAMA

Printed Name of Notary:

Carolyn M. Smith

My Commission Expires: 09-17-2011




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LENDER:

USAA FEDERAL SAVINGS BANK

By: 
Nimisha Patel
Account Services Specialist

OBLIGOR:

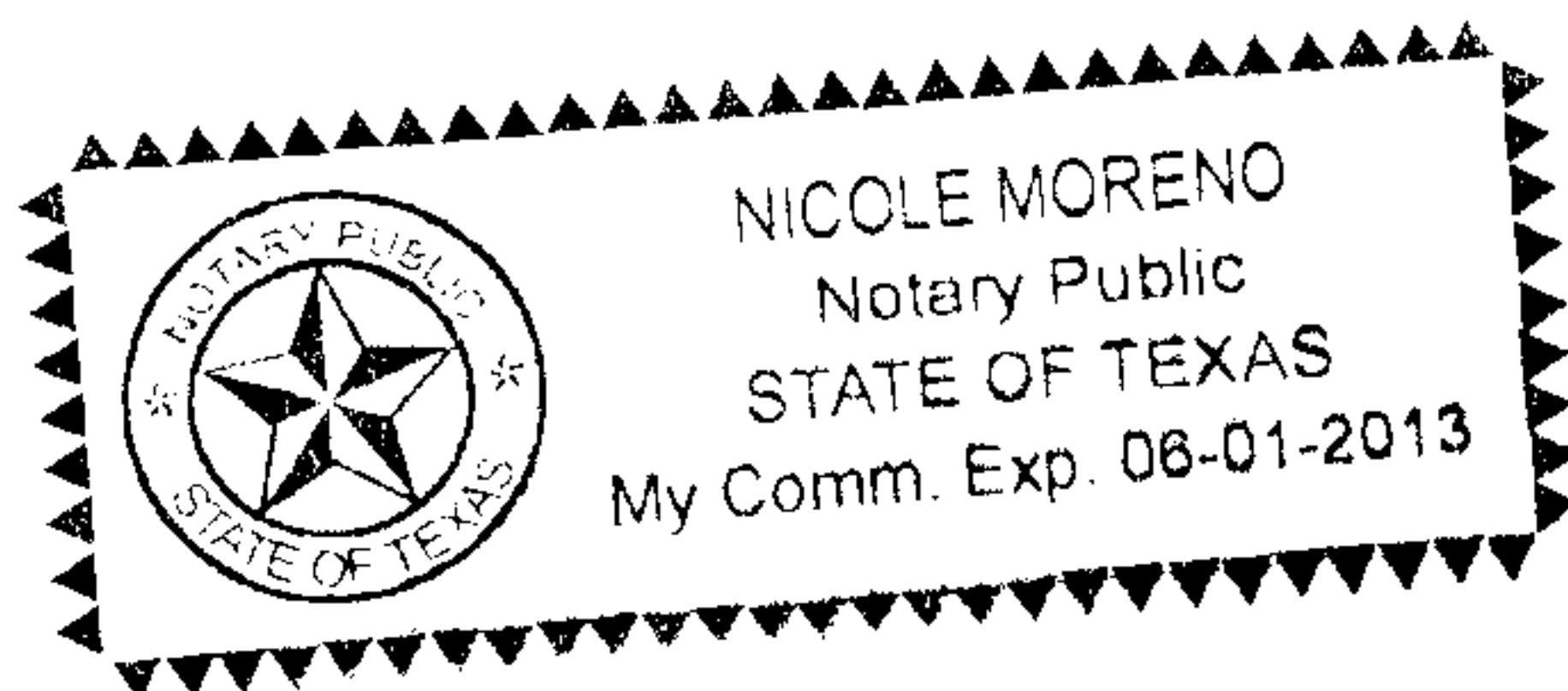
Ann M. Allen

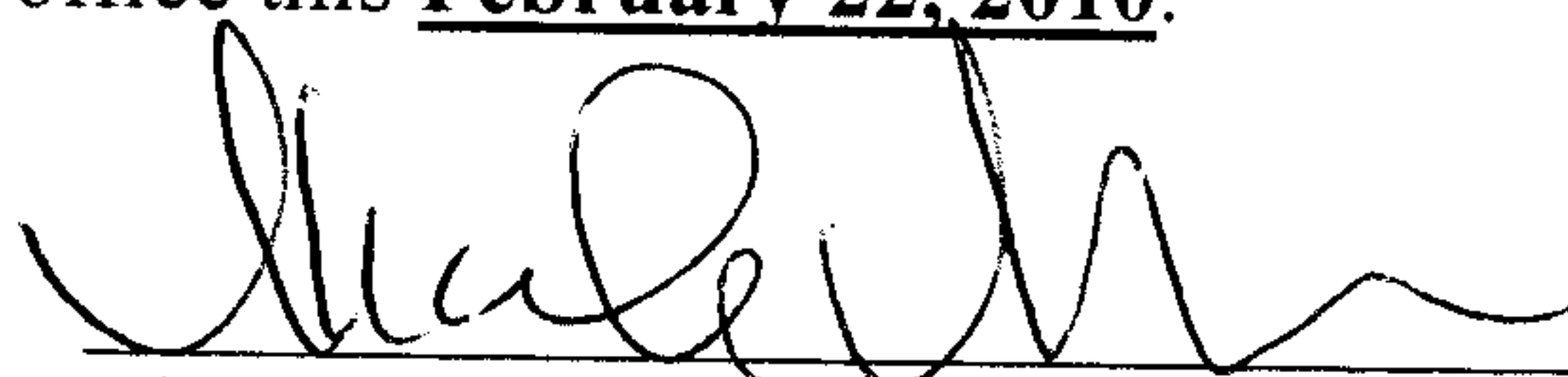
Date


STATE OF TEXAS §
 §
COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared **Nimisha Patel, Account Services Specialist** of USAA Federal Savings Bank, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed on behalf of said federal savings bank.

GIVEN under my hand and seal of office this **February 22, 2010.**




Nicole Moreno
Notary Public
State of Texas
My Commission Expires: 06-01-2013


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SCHEDULE "A"

70-03378907

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 568 FEET; THENCE IN A SOUTHERLY DIRECTION PARALLEL TO THE EAST LINE OF SAID SECTION, A DISTANCE OF 314 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF OAK MOUNTAIN STATE PARK ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 999.58 FEET TO THE SOUTH LINE OF SAID 1/4 -1/4 SECTION; THENCE 94 DEGREES 35 MINUTES RIGHT, IN A WESTERLY DIRECTION, ALONG SAID SOUTH LINE A DISTANCE OF 190.67 FEET; THENCE 85 DEGREES 26 MINUTES 30 SECONDS RIGHT, IN A NORTHERLY DIRECTION A DISTANCE OF 330.15 FEET; THENCE 91 DEGREES 58 MINUTES 30 SECONDS RIGHT, IN AN EASTERLY DIRECTION, A DISTANCE OF 100.03 FEET; THENCE 91 DEGREES 59 MINUTES LEFT IN A NORTHERLY DIRECTION, A DISTANCE OF 299.99 FEET; THENCE 88 DEGREES 02 MINUTES 27 SECONDS LEFT, IN A WESTERLY DIRECTION, A DISTANCE OF 50.05 FEET; THENCE 88 DEGREES 02 MINUTES 27 SECONDS RIGHT, IN A NORTHERLY DIRECTION, A DISTANCE OF 299.81 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID OAK MOUNTAIN STATE PARK ROAD, SAID POINT BEING ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 28 DEGREES 01 MINUTES 42 SECONDS AND A RADIUS OF 312.97 FEET; THENCE 54 DEGREES 13 MINUTES 53 SECONDS, IN TANGENT OF SAID CURVE; THENCE ALONG ARC OF SAID CURVE, IN A NORTHEASTERLY DIRECTION, A DISTANCE OF 153.10 FEET TO THE POINT OF BEGINNING, SITUATED IN SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY CONVEYED TO ANN M. ALLEN BY DEED FROM KATHRYN D. LOWERY, AN UNMARRIED WOMAN RECORDED 04/06/2007 IN DEED INSTRUMENT NO. 20070406000157440, IN THE PROBATE JUDGE'S OFFICE FOR SHELBY COUNTY, ALABAMA.

TAX ID# 14-3-07-1-001-005.000



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