



20100729000241840 1/5 \$116.10  
Shelby Cnty Judge of Probate, AL  
07/29/2010 12:31:26 PM FILED/CERT

[Space Above This Line For Recording Data]

## LOAN MODIFICATION AGREEMENT

(Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 19th day of May, 2010, between William D. Roy & Cathy P. Roy ("Borrower") and Standard Mortgage Corporation ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), and Timely Payment Rewards Rider, if any, dated APRIL 29, 1993 and recorded in Book or Liber 1993-12335 at page(s) \_\_\_\_\_, of the Mortgage or Deed of Trust Records of

(Name of Records)

Shelby County, AL. and (2) the Note, bearing the same date as, and secured by, the  
(County and State, or other Jurisdiction)

Security Instrument, which covers the real and personal property described in the Security Instrument and defined therein as the "Property", located at

310 Willow Glen Drive, Alabaster, AL. 35007,

(Property Address)

the real property described being set forth as follows:

LOT 27, SQUARE 1, WILLOW GLEN, 2ND SECTOR

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 5/19/2010, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$61,323.48, consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized.
2. 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 5.00 %, from May 1, 2010. Borrower promises to make monthly payments of principal and interest of U.S. \$ 329.20, beginning on the 1st day of June, 2010, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The yearly rate of 5.00 % will remain in effect until principal and interest are paid in full. If on May 1, 2040 (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.
3. 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 the 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 delivered or mailed within which Borrower must pay all sums secured by the Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by the 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. Borrower understands and agrees that:

- (a) All the rights and remedies, stipulations, and conditions contained in the Security Instrument relating to default in the making of payments under the Security Instrument shall also apply to default in the making of the modified payments hereunder.
- (b) All covenants, agreements, stipulations, and conditions in the Note and Security Instrument shall be and remain in full force and effect, except as herein modified, and none of the Borrower's obligations or liabilities under the Note and Security Instrument shall be diminished or released by any provisions hereof, nor shall this Agreement in any way impair, diminish, or affect any of Lender's rights under or remedies on the Note and Security Instrument, whether such rights or remedies arise thereunder or by operation of law. Also, all rights of recourse to which Lender is presently entitled against any property or any other persons in any way obligated for, or liable on, the Note and Security Instrument are expressly reserved by Lender.
- (c) Borrower has no right of set-off or counterclaim, or any defense to the obligations of the Note or Security Instrument.
- (d) 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.
- (e) All costs and expenses incurred by Lender in connection with this Agreement, including recording fees, title examination, and attorney's fees, shall be paid by the Borrower and shall be secured by the Security Instrument, unless stipulated otherwise by Lender.
- (f) Borrower agrees to make and execute such other documents or papers as may be necessary or required to effectuate the terms and conditions of this Agreement which, if approved and accepted by Lender, shall bind and inure to the heirs, executors, administrators, and assigns of the Borrower.

WITNESSES:

Print Name:

Cathy P. Roy  
Print Name

William D. Roy  
William D. Roy  
Cathy P. Roy  
-Cathy P. Roy



20100729000241840 4/5 \$116.10  
Shelby Cnty Judge of Probate, AL  
07/29/2010 12:31:26 PM FILED/CERT

----- (Space Below This Line for Acknowledgement) -----

In Witness whereof, the Lender and I have executed this Agreement:

State of ~~Louisiana~~ Alabama

~~Parish~~ of Shelby  
County

Personally appeared before me, the undersigned Notary, in and for the said Parish and

State on this 6<sup>th</sup> day of July, 2010, the within name borrower

William D Roy + Cathy P Roy who acknowledged that they executed the above and  
foregoing instrument.

Judith Cantley ex 7/20/13  
NOTARY PUBLIC

------(Space Below This Line for Acknowledgement)-----

In Witness whereof, the Lender and I have executed this Agreement:

State of Louisiana

Parish of ORLEANS

Personally appeared before me, the undersigned Notary, in and for the said Parish and State on this 12th day of JULY, 2010, within my jurisdiction, the within

Kimble M. Kissinger, who acknowledged that (s)he is Assistant Vice President, of Standard Mortgage Corporation, a Louisiana corporation, and that for and on behalf of said corporation, and as its act and deed (s)he executed the above and foregoing instrument after first having been duly authorized by said corporation to do so.

STANDARD MORTGAGE CORPORATION

Lender

By:

Kimble M. Kissinger

Date:

7/12/2010

Catherine L. Shearer

NOTARY PUBLIC

CATHERINE LUCCIONI SHEARER

NOTARY PUBLIC

Jefferson Parish, State of Louisiana

Notary Number: 69374

My Commission is issued for Life.