

Fannie Mae Loan# 1692601540
Coastal States Loan# 1036173

This document was prepared by:

James Mansell
Coastal States Mortgage Corporation
600 Corporate Dr., Ste 620
Fort Lauderdale, FL 33334



20101130000400960 1/3 \$188.70
Shelby Cnty Judge of Probate, AL
11/30/2010 03:45:31 PM FILED/CERT

MIN# 100194600010361732

[Space Above This Line For Recording Date]

LOAN MODIFICATION AGREEMENT

This Loan Modification Agreement ("Agreement"), entered into effective as of the 1st day of **December, 2010**, between **WILLIAM M. BOWEN AND WIFE, MICHELLE E. BOWEN** ("Borrower"), **COASTAL STATES MORTGAGE CORPORATION** ("Lender"), and Mortgage Electronic Registration Systems, Inc. ("Mortgagee"), amends and supplements (1) the Mortgage, Deed of Trust or Security Deed (the "Security Instrument"), and Timely Payment Rewards Rider, if any, dated **August 28, 2003** and recorded in Mortgage Book or Liber # **20030828000571600**, Page **1-15**, of the Public Records of **Shelby County, Alabama**, 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 and defined therein as the "Property", located at **2590 ROYAL WAY PELHAM, AL 35124**.

The real property described being set forth as follows:

LOT 2A, ACCORDING TO THE MAP AND RESURVEY OF LOT 2, ROYAL OAKS, 4TH SECTOR, UNIT 1, AS RECORDED IN MAP BOOK 23, PAGE 60 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA..

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 **12/01/2010**, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. **\$113,738.70** 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 **4.750%**, from **11/01/2010**. Borrower promises to make monthly payments of principal and interest of U.S. **\$1,379.53**, beginning on the 1st day of December, 2010. Borrower will continue to make monthly payments on the same day of each succeeding month until principal and interest are paid in full, except that, if not sooner paid, the final payment of principal and interest shall be due and payable on **03/01/2019** which is the present or extended Maturity Date. If on **03/01/2019**, (the "Maturity Date"), Borrower still owes amounts under the Note and 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.



20101130000400960 2/3 \$188.70
Shelby Cnty Judge of Probate, AL
11/30/2010 03:45:31 PM FILED/CERT

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) 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.
- (d) 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.
- (e) 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.

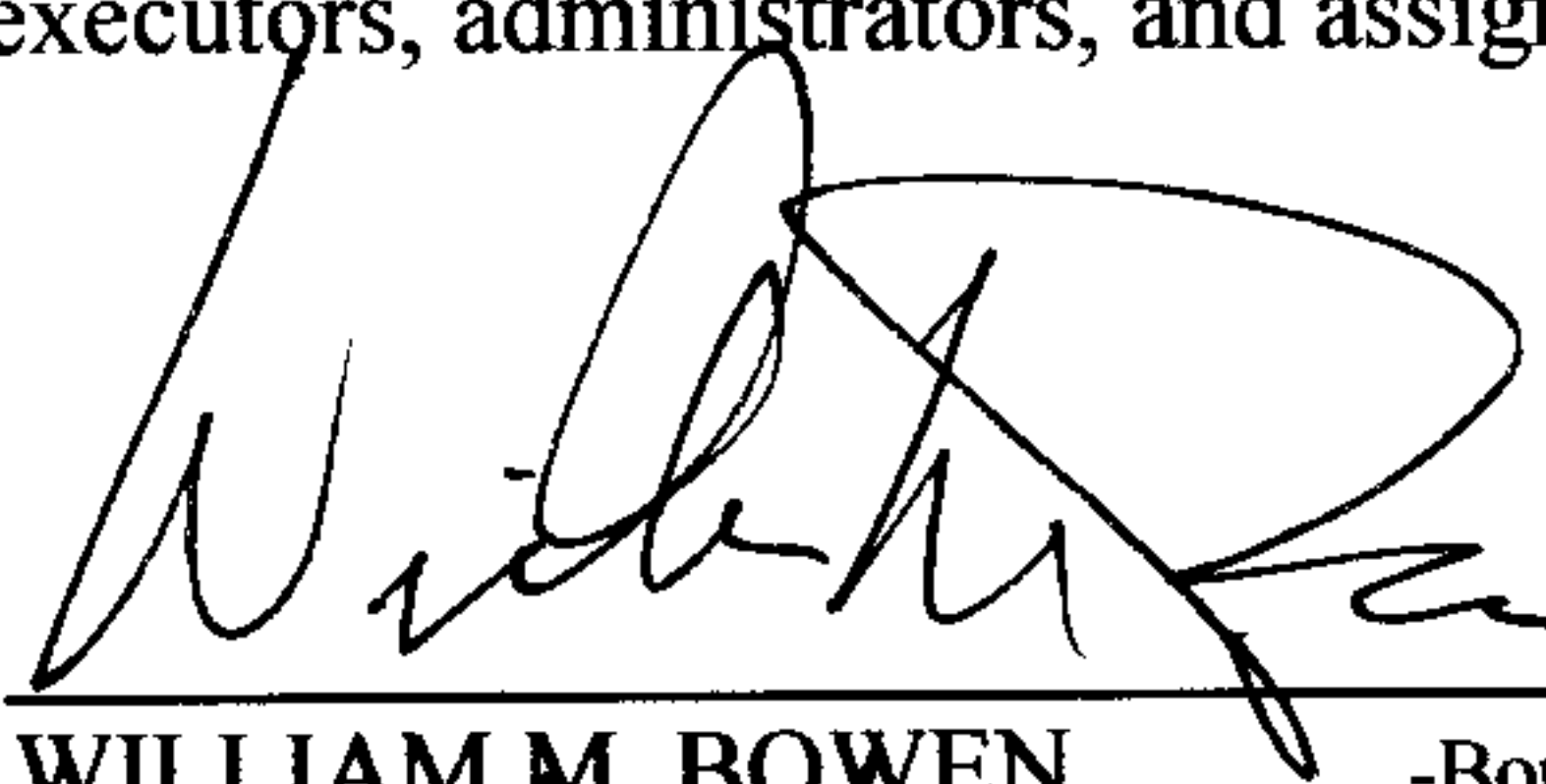
Coastal States Mortgage Corporation
Lender


By:


James Mansell
Assistant Vice President

Date

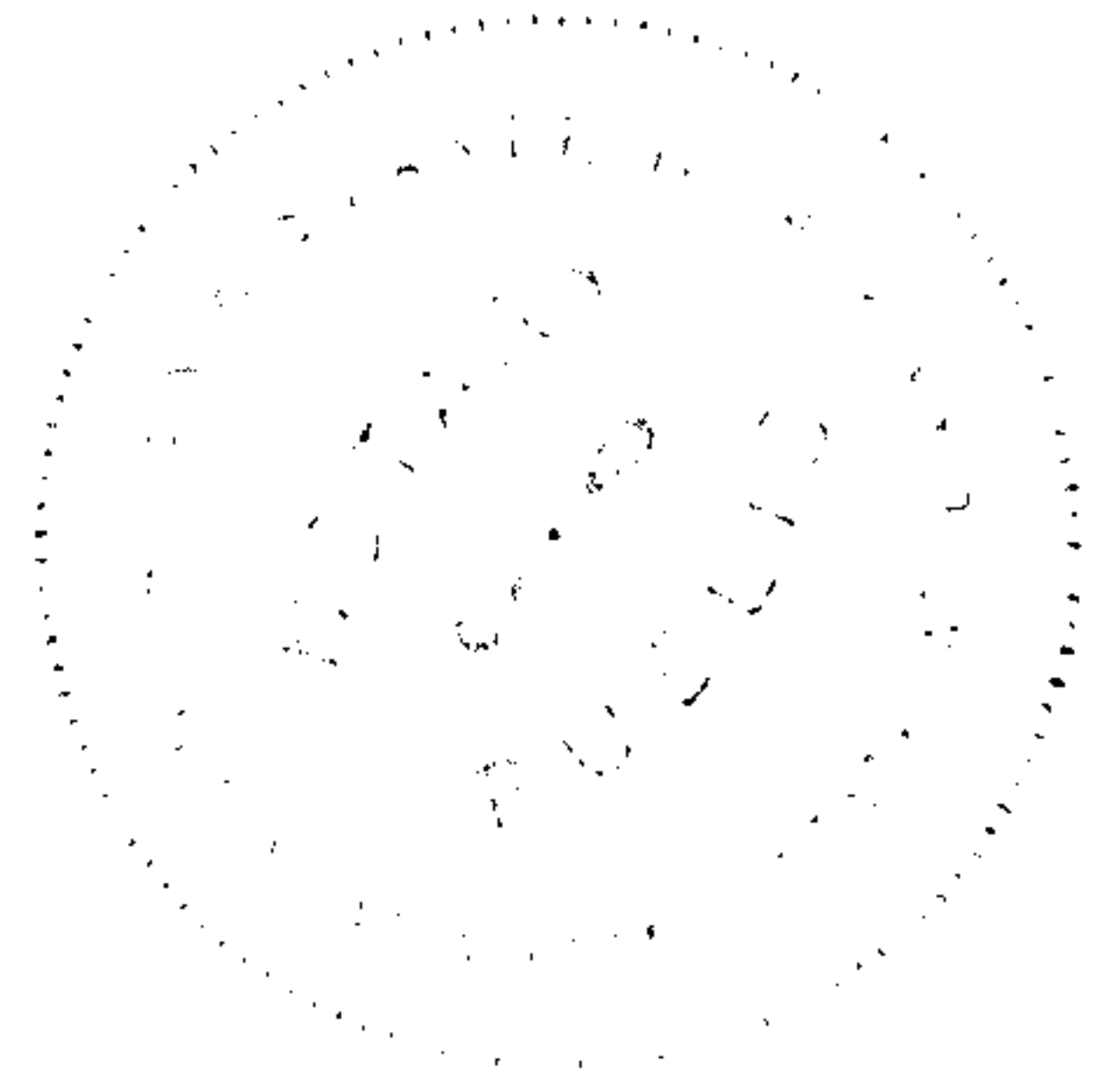
11/4/2010


WILLIAM M. BOWEN (Seal)
-Borrower
10/28/2010
Date


MICHELLE E. BOWEN (Seal)
-Borrower
10/28/10
Date



20101130000400960 3/3 \$188.70
Shelby Cnty Judge of Probate, AL
11/30/2010 03:45:31 PM FILED/CERT



(Borrowers)

STATE OF Alabama
COUNTY OF Jefferson

The foregoing was acknowledged before me this 28th day of October, 2010 by
William M. Bowen who has produced Alabama D.L. as identification and did not
take an oath.

(Borrowers)

STATE OF Alabama
COUNTY OF Jefferson

The foregoing was acknowledged before me this 28th day of October, 2010 by
Michelle Bowen who has produced AL D.L. as identification and did not
take an oath.

NOTARY PUBLIC
My Commission Expires: 5/20/2012

NOTARY PUBLIC
My Commission Expires: 5/20/2012

(Corporate)

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing was acknowledged before me this 4th day of November, 2010 by
James Mansell who is known to me personally.

NOTARY PUBLIC

