

WHEN RECORDED RETURN TO:
OLD REPUBLIC TITLE
ATTN: POST CLOSING
530 SOUTH MAIN STREET
SUITE 1031
AKRON, OH 44311

11031790-02R
(Space Above This Line For Recording Data)

LOAN MODIFICATION AGREEMENT ^{WB BBB}

(Modifying a Balloon Loan)

This Loan Modification Agreement ("Agreement"), made this 1st day of November 2010 between WAYNE A BODINE and BRENDA B BODINE, Husband and wife ("Borrower") and RBS Citizens, N.A. f/k/a Citizens Bank, N.A. s/b/m to CCO Mortgage corp. f/k/a/ Charter One Mortgage Corp. ("Lender") amends and supplements (1) the Mortgage Deed of August 27, 2003, The original Principal sum of Two Hundred Fifty Four Thousand Nine Hundred and 00/100 (\$254,900.00) and recorded in Instrument #20030905000593810 of County of Shelby County Judge of Probate official land records of County of Shelby County, Alabama and (2) the Balloon Note (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 #20030905000593810 defined herein as the "Property", and located at 604 Mill Springs Court Hoover, Alabama 35244.

Lot 28, according to the survey of Mills Springs Estate, 2nd Sector, as recorded in Map Book 25, Page 95, Shelby County, Alabama; being situated in Shelby County Alabama

Wayne A Bodine is one and the same person as Wayne A Bodine, Jr

Parcel ID Number: 58-10-2-10-0-006-028

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. Immediately prior to the execution of this Agreement, the lien of the Security Instrument is valid and subsists against the Property, and secures repayment of the amount of U.S. \$219,220.48 (the "Unpaid Principal Balance"), consisting of the unpaid amount loaned to the Borrower by the Lender, including advances, if any, to which Borrower has no defenses, off-sets or counterclaims.
2. The Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of the Lender at the yearly rate of 4.625% from and after October 1, 2010. The Borrower promises to make monthly payments of principal and interest of US \$1,291.65 beginning November 1, 2010, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If, on October 1, 2033 (the "Maturity Date"), the Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, such amounts shall be due and payable in full.
3. If all or any part of the Property (as defined in the Security Instrument) 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.
5. Borrower agrees to make the payments as specified in Paragraphs 2 and 4 hereof and 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 Note shall also apply to default in the making of said modified payments hereunder.

(b) All covenants, agreements, stipulations and conditions in said 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 said 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 the Lender's rights under or remedies on the Note and Security Instrument, whether such rights or remedies arise thereunder or by operation of law.



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Shelby Cnty Judge of Probate, AL
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WB BBB

Also, all rights of recourse to which the 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 the Lender.

(c) All costs and expenses incurred by Lender in connection with this Agreement, including a processing fee of \$250, recording fees, title examination and attorney's fees, shall be paid by Borrower and shall be secured by said Security Instrument.

(d) 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 the Lender, shall bind and inure to the heirs, executors, administrators and assigns of the Borrower.

6. 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. 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 hereof, as amended by this Agreement.

IN WITNESS WHEREOF, the said parties have hereunto set their hands, or caused these presents to be signed by their duly authorized officers, the day and year first above mentioned.

Signed in the presence of:

BORROWER (S)

Witness:

Matt Grissom
Print Witness' Name

Wayne A. Bodine
Wayne A Bodine - Borrower
Brenda B. Bodine
Brenda B Bodine - Borrower

ACKNOWLEDGMENT

State of Alabama)
County of Jefferson) SS

Before me, a Notary Public in and for said County and State, Wayne A Bodine and Brenda B Bodine who acknowledged that he/she/they did sign the foregoing instrument and that the same is his/her/their free act and deed.

IN WITNESS WHEREOF, the said parties have hereunto set their hands, or caused these presents to be signed by their duly authorized officers, this 20th day of October, 2010.

My Commission expires: July 28th 2014

Linus Mascaid
Notary Public

Husband And wife

Agreed to by RBS Citizens, N.A. f/k/a Citizens Bank, N.A. s/b/m to CCO Mortgage corp. f/k/a/ Charter One Mortgage Corp.

By: Paula D. Feldman
Paula D. Feldman, Authorized Signer

State of Virginia
County of Henrico

The foregoing instrument was acknowledged before me this 10th day of Nov, 2010 by Paula D. Feldman of RBS Citizens, N.A. f/k/a Citizens Bank, N.A. s/b/m to CCO Mortgage corp. f/k/a/ Charter One Mortgage Corp., who executed this instrument on its behalf.

My Commission expires: 8-31-2014

[Signature]
Notary Public
NOTARY PUBLIC
REG. # 325387
COMMISSION EXPIRES 8-31-2014
COMMONWEALTH OF VIRGINIA

This instrument prepared by and after recording should be returned to:

CCO Mortgage
Attn: Cheryl Nero
10561 Telegraph Road
Glen Allen, VA 23059
Loan Number: 0015923808



20101207000408500 2/2 \$343.95
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