



20110316000085850 1/6 \$54.00
Shelby Cnty Judge of Probate, AL
03/16/2011 01:25:51 PM FILED/CERT

This Document Prepared By:
Individual's Title/Name:
JACQUELINE CASEY

Individual's Address:
PNC MORTGAGE
3232 NEWMARK DRIVE
MIAMISBURG, OHIO 45342

When Recording Return To:
6415663
First American Title Company
P.O. Box 27670
Santa Ana, CA 92799
Attn: Loss Mitigation Title Services

Source of Title:

_____ **[Space Above This Line For Recording Data]** _____

Original Recorded Date: JUNE 23, 2006
Original Principal Amount: \$ 166,000.00

Loan No. 0004744711

LOAN MODIFICATION AGREEMENT

(Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this **29TH** day of **DECEMBER, 2010** ,
between **STEPHANIE JOHNSON AND KEVIN JOHNSON, AS JOINT TENANTS**

("Borrower") and **PNC MORTGAGE, A DIVISION OF PNC BANK, NA**

("Lender"),

amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), and
Timely Payment Rewards Rider, if any, dated **JUNE 16, 2006** and recorded in

of the **Official** Records of **SHELBY COUNTY, ALABAMA** , and (2)
2006 0623 000 302390

(Name of Records)

(County and State, or other Jurisdiction)

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

529 BARONNE ST, HELENA, ALABAMA 35080

(Property Address)

LOAN MODIFICATION AGREEMENT- Single Family - Fannie Mae Uniform Instrument

Form 3179 1/01 (rev. 01/09)

CoreLogic Document Services

(Page 1)

CoreLogic, Inc.

CLDS# FM3179 Rev. 10-27-10



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the real property described being set forth as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF;

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 **JANUARY 1, 2011**, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$ **183,984.06**, 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 **6.775 %**, from **JANUARY 1, 2011**. Borrower promises to make monthly payments of principal and interest of U.S. \$ **1,264.56**, beginning on the **1ST** day of **FEBRUARY, 2011**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The yearly rate of **6.775 %** will remain in effect until principal and interest are paid in full. If on **JULY 01, 2036** (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:


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- (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.

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PNC MORTGAGE, A DIVISION OF PNC BANK, NA

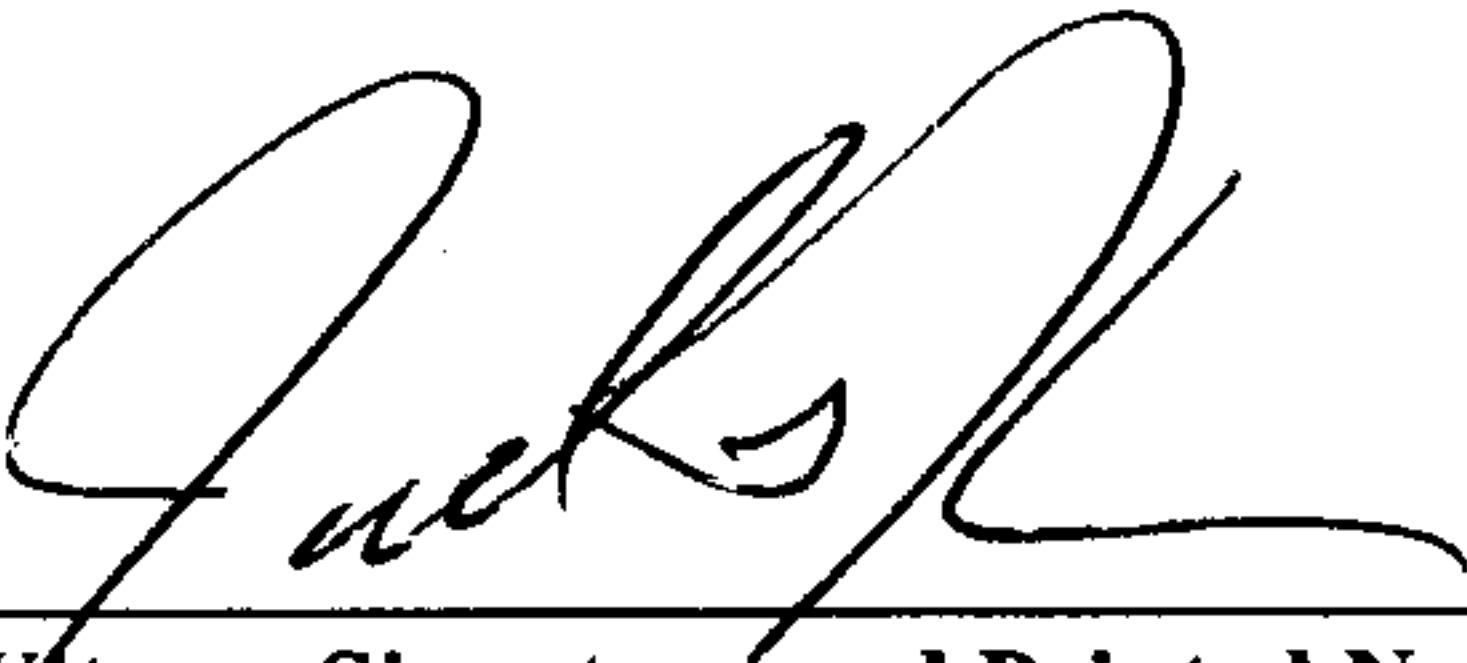

Name: **KRAIG WILLIAMSON** (Seal)
Its: **AUTHORIZED AGENT** - Lender

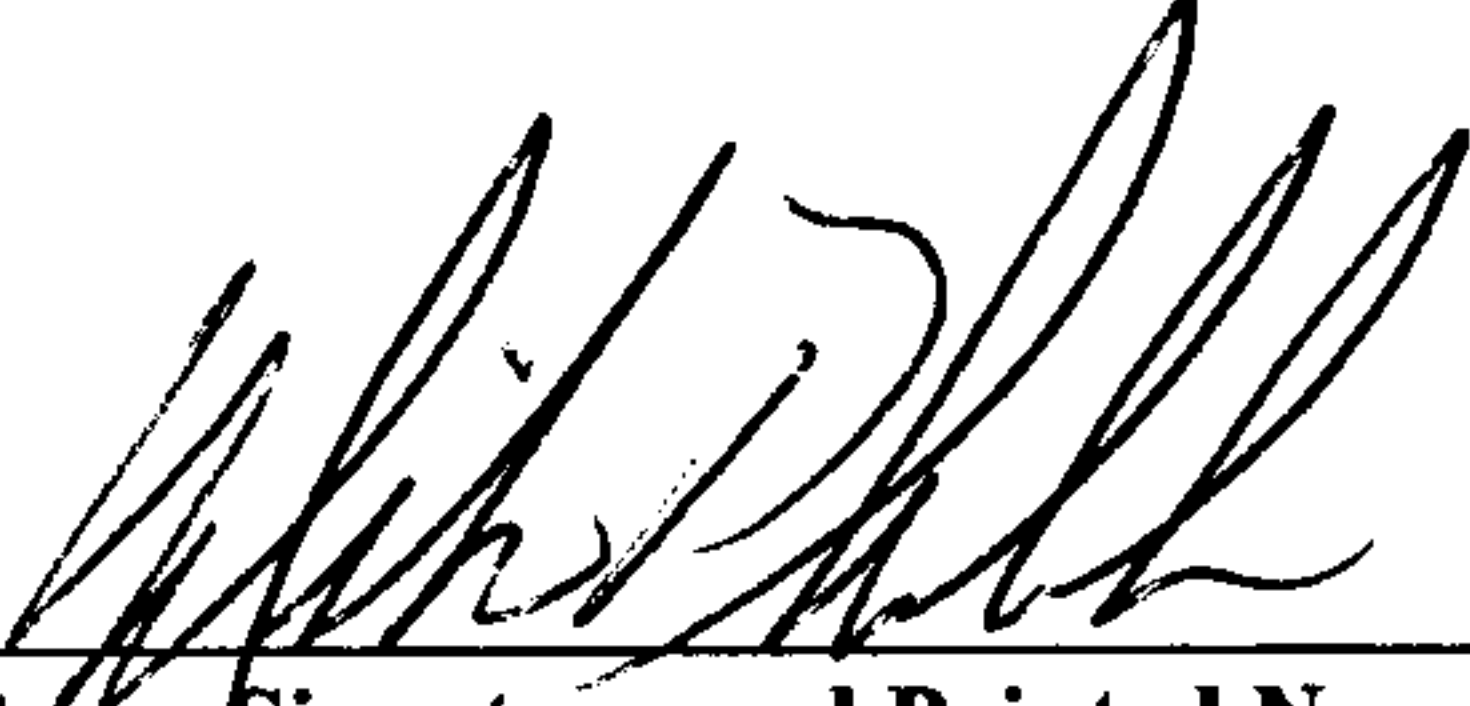

STEPHANIE JOHNSON 1/17/11 (Seal)
- Borrower


KEVIN JOHNSON 1/17/11 (Seal)
- Borrower

(Seal)
- Borrower

(Seal)
- Borrower


-Witness Signature and Printed Name
Jack S. Zehring


-Witness Signature and Printed Name
MIKE PHILLIPS

0004744711

[Space Below This Line for Acknowledgments]

BORROWER ACKNOWLEDGMENT

The State of ALABAMA

County Jefferson

I Barbara Simcik hereby certify that STEPHANIE JOHNSON AND KEVIN JOHNSON

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this 8th day of January, 2011.

MY COMMISSION EXPIRES DECEMBER 22, 2013

Barbara Simcik
Style of Officer

LENDER ACKNOWLEDGMENT

The State of OHIO

County MONTGOMERY

I Rebecca M Pieper, a Notary Public in and for said County in said State, hereby certify that KRAIG WILLIAMSON whose name as AUTHORIZED AGENT of the PNC Mortgage

a corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 28 day of January, 2011.

Rebecca M Pieper
Style of Officer

LOAN MODIFICATION AGREEMENT - Single Family - Fannie Mae Uniform Instrument

CoreLogic Document Services


CoreLogic, Inc.

CLDS# ALFM3179-5 Rev. 10-28-10



REBECCA M PIEPER
Notary Public, State of Ohio
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My Commission Expires
June 03, 2012

LEGAL DESCRIPTION
Exhibit "A"
PNC# 0004744711
TAX ID# 13-5-21-2-000-005.026


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ALL THAT IS CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA,
DESCRIBED AS FOLLOWS: LOT 50, ACCORDING TO THE SURVEY OF SAINT CHARLES PLACE, JACKSON
SQUARE, PHASE TWO, SECTOR TWO, AS RECORDED IN MAP BOOK 19, PAGE 78, IN THE PROBATE
OFFICE OF SHELBY COUNTY, ALABAMA. APN: 135212000005026