

WHEN RECORDED MAIL TO:

Springleaf Financial Services
101 First Alabama Bank Drive STE B
Pelham, AL 35124

This instrument was prepared by
Brian Wilbanks

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LOAN MODIFICATION AGREEMENT
(For Modifying Closed End Mortgage Loans)

This Loan Modification Agreement ("Agreement"), made and effective this 6th day of July, 2011, by and between

Patricia O Hunter ("Borrower") and
Springleaf Financial Services of Alabama, Inc.

("Lender"), modifies, amends, and supplements (to the extent this Agreement is inconsistent with their terms): (1) the Mortgage, Deed of Trust, Deed to Secure Debt, or Security Deed ("Security Instrument"), and the Rider(s), if any, dated the 17th day of December, 2007, and recorded in Book or Liber 570190, at page(s) 1-4, of the Judge of Probate Records of Shelby County Alabama and

(2) the Loan Agreement ("Note") to Lender, dated the 17th day of December, 2007, and secured by the Security Instrument, which covers the real and personal property described in the Security Instrument and defined therein as the "Property", in the original principal balance of U.S. \$ 75,928.00, located at:

510 Pope Drive
Pelham, AL 35124

(Property Address)

This agreement also supercedes and replaces any prior loan modification agreement(s) between Lender and Borrower as of the effective date of this Agreement

And, if this document is to be recorded, the real property described is set forth as follows:

See Exhibit "A"

Company MLS# 208589
Branch MLS # 203293
MLS # 201313

Terms not defined in this Agreement are as defined in the Note and/or Security Instrument.

As of the Modification Effective Date, the amount of the principal balance payable under the Note and the Security Instrument (the "Unpaid Principal Balance") will be \$ 74,921.90 , consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized, if permitted by law.

In consideration of the mutual promises and agreements contained herein, Borrower and Lender (together the "Parties") agree that beginning on the Modification Effective Date, and after both Parties have executed this Agreement, (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. The interest rate on the Unpaid Principal Balance will begin to accrue as of the date of this Agreement at 5.00 %. \$ 0.00 of the Unpaid Principal Balance shall be deferred (the "Deferred Principal Balance") and Borrower will not pay interest or make monthly payments on this amount. The Unpaid Principal Balance less the Deferred Principal Balance shall be referred to as the "Interest Bearing Principal Balance" and this amount is \$ 74,921.90 . The unpaid and deferred interest that has not been capitalized (the "Deferred Interest") will be \$ 443.37 . ***Assuming no additional sums are advanced under the Note and assuming that all monthly payments are made in full and on time, my payment schedule, including my monthly payments and interest rate, and my Total Deferred Payment Amount as defined below, based on the current principal balance, will be:**

Months	Interest Rate	Interest Rate Change Date	Monthly* Payment	Payment Begins On
1 - 360	5.00 %	(Date of Agreement) 07/06/2011	402.20	August 21, 2011
-	%			

Borrower also agrees to pay in full \$ 443.37 , which is the sum of (1) the Deferred Principal Balance and (2) Deferred Interest (the "Total Deferred Payment Amount"), plus any other amounts still owed by the earliest of: (i) the date I sell or transfer an interest in the Property, (ii) the date I pay the entire Interest Bearing Principal Balance, or on (iii) the maturity date ("Maturity Date").

2. **Remaining Term:** If Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement on the "Maturity Date", those amounts will be immediately due and payable on the Maturity Date by the Borrower.

☒ If checked, the new Maturity Date is the 21st day of July , 2041 .

3. Place of Payment. Borrower must continue to make the monthly payments in the manner and at such place as Lender may require.
4. 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.

5. 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 of this Agreement:

- (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; and
- (b) all terms and provisions of any adjustable rate 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.

6. 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



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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) 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.

Except where otherwise specifically provided in this Agreement, the Note and Security Instrument will remain unchanged, and Borrower and Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Agreement.

In Witness Whereof, Lender and Borrower have executed this Agreement.

SPRINGLEAF FINANCIAL SERVICES OF ALABAMA, INC FKA AMERICAN GENERAL FINANCIAL SERVICES OF ALABAMA, INC.

Name of Lender

Patricia D. Zula (Seal)
Borrower

By: BRIAN WILBANKS

Borrower (Seal)

Brian Wilbanks
Witness Signature Date

Witness Signature Date (Seal)

STATE OF ALABAMA Shelby, County ss:

On this 6th day of July, 2011, I, Brian Wilbanks, a Notary Public in and for said county and said state, hereby certify that Patricia O. Hunter whose name(s) is signed to the foregoing Agreement, and who is known to me, acknowledged before me that, being informed of the contents of the Agreement they executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 6th day of July, 2011.

(SEAL)

My Commission expires: November 6th, 2014

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 6, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Branch Notary Public

American General Financial Services
Of Alabama, Inc.

Steve Ritter, Vice President


(SEAL)

Witness

Notary Public

LAURA FRAHM
NOTARY PUBLIC
Gilmer County, State of Georgia
My Commission Expires November 6, 2011

**EXHIBIT A
LEGAL DESCRIPTION**


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The following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 10, according to the map and survey of Blue Berry Estates, as recorded in Map Book 5, Page 72 in the Probate Office of Shelby County, Alabama. Being situated in Shelby County, Alabama.

Tax Parcel Identification Number: 13-6-24-3-001-025.000