



20130114000017270 1/8 \$921.90
Shelby Cnty Judge of Probate, AL
01/14/2013 11:57:38 AM FILED/CERT

This Document Prepared By:
ROBIN PENROD
PNC MORTGAGE, A DIVISION OF PNC BANK,
NATIONAL ASSOCIATION
3232 NEWMARK DR
MIAMISBURG, OH 45342

When recorded mail to: #:7279125
First American Title 
Loss Mitigation Title Services 11759.1
P.O. Box 27670
Santa Ana, CA 92799
RE: YOUNG - PROPERTY REPORT

Source of Title:

Tax/Parcel No. 04-6-23-0-000-003.007

_____[Space Above This Line for Recording Data]_____

Original Principal Amount: \$595,724.99

Investor No.:1000067285

Unpaid Principal Amount: \$589,769.87

Loan No: 1000067285

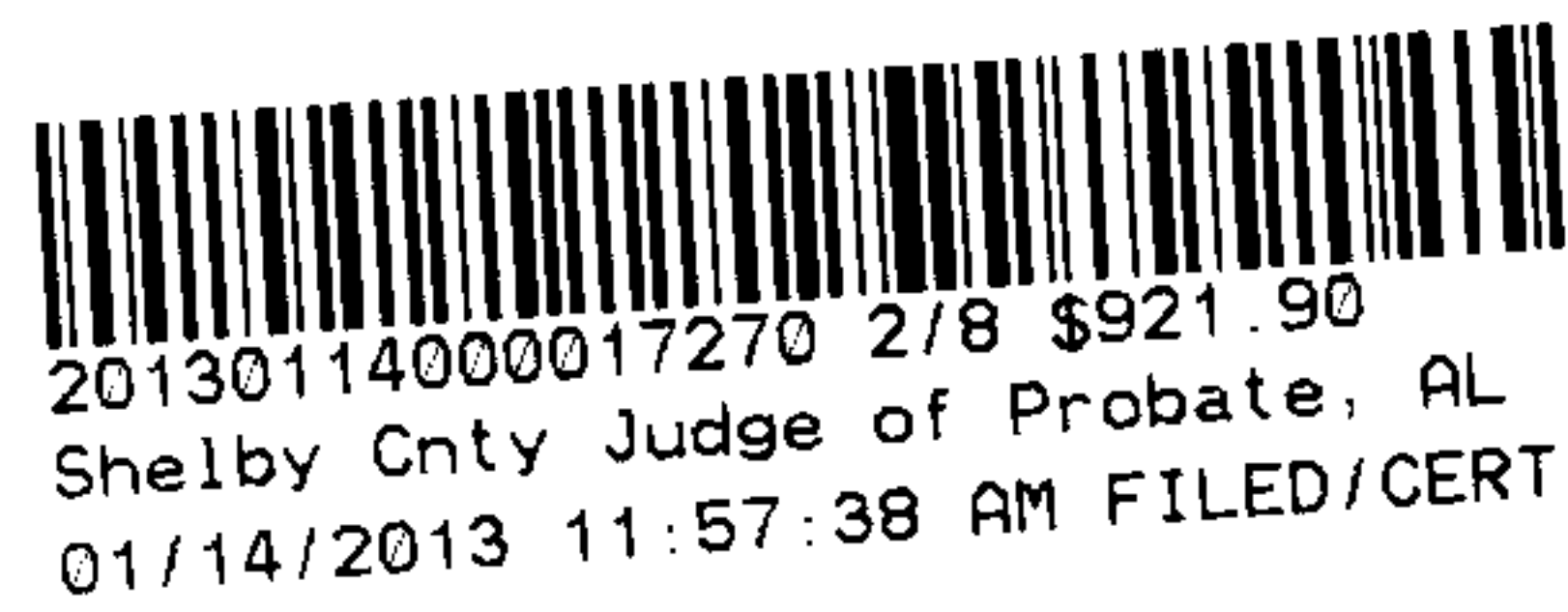
New Principal Amount \$592,570.92

New Money (Cap): \$ 2,801.05

LOAN MODIFICATION AGREEMENT

This Loan Modification Agreement ("Agreement") made as of this 1ST day of MAY, 2012, (the "Effective Date") between **JOHN SCOTT YOUNG AN UNMARRIED MAN** (individually and collectively, the "Borrower") whose address is **1933 21ST AVE S, BIRMINGHAM, AL 35209** and **PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION** (the "Lender"), whose address is **3232 NEWMARK DR, MIAMISBURG, OH 45342**, for itself and its successors and assigns, (the "Lender"), amends and supplements (1) the note dated **JUNE 11, 2008**, as it may previously have been amended, (the "Note") and (2) the Mortgage, Deed of Trust or Security Deed, (the "Security Instrument"), bearing the same date as and securing, the Note and recorded on **JULY 24, 2008** in **INSTRUMENT NO. 20080724000298890**, of the **OFFICIAL** Records of **SHELBY COUNTY, ALABAMA** which covers the real and personal property described in the Security Instrument and defined therein as the "Property" commonly known as

TBD COUNTY RD 45, CHELSEA, ALABAMA 35043
(Property Address)



the real property described being set forth as follows:

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

The Note and Security Instrument together, as they may previously have been amended, are referred to as the "Loan Documents." The Borrower and Lender are sometimes collectively referred to together as the "Parties" and each as a "Party." Capitalized terms used in this Agreement and not defined herein have the meaning given to them in the Loan Documents.

In consideration of the mutual promises and agreements exchanged, and intending to be legally bound, the Parties hereto agree as follows:

1. The new Maturity date will be: **MAY 1, 2042**
2. The modified principal balance of the Note will include all amounts and arrearages that will be past due as of the Effective Date, consisting of: (a) the unpaid principal balance of the sums loaned to Borrower by Lender, plus (b) any unpaid and deferred interest, fees, escrow advances and other costs (collectively, the "Unpaid Amounts"), less (c) any amounts paid to Lender but not previously credited to the Loan. The new principal balance of the Note will be **\$592,570.92** (the "New Principal Balance"). Borrower understands and agrees that by agreeing to add the Unpaid Amounts to the New Principal Balance, the added Unpaid Amounts, including unpaid interest, accrue interest based on the interest rate(s) in effect under this Agreement. Interest at the rate of **4.1250%**, will begin to accrue on the New Principal Balance as of **MAY 1, 2012** and the first new monthly payment on the New Principal Balance will be due on **JUNE 1, 2012**. The payment schedule for the modified Loan, including interest rate and payment changes, is as follows:

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Months	Interest Rate per Annum	Interest Rate Change Date	Monthly Principal and Interest Payment Amount	Estimated Monthly Escrow Payment Amount [If Applicable]*	Total Monthly Payment*	Payment Begins On	Number of Monthly Payments
1-360	4.1250%	05/01/2012	\$2,871.90 **	\$0.00 May adjust periodically	\$2,871.90 May adjust periodically due to escrow account, if any	06/01/2012	360

*If the Loan has an escrow account, the escrow payments may be adjusted periodically in accordance with applicable law and therefore the Borrower understands that the total monthly payment may change accordingly.


**The final payment shall be an amount equal to: (a) the unpaid balance of the New Principal Balance; plus (b) all accrued and unpaid interest on the New Principal Balance; plus all other amounts owed under this Agreement.

3. The terms in Section 2 shall supersede any provisions to the contrary in the Loan Documents, including, but not limited to, provisions for an adjustable or step interest rate or interest only payment period.
4. If the Lender has not received the full amount of any monthly payment owed under Section 2 by the end of 15 calendar days after the date it is due, Borrower will pay a late charge to Lender in the amount of 5.0000% of the overdue payment of principal and interest. Borrower will pay this late charge promptly but only once on each late payment.
5. If the Borrower has, since inception of this loan but prior to this Agreement, received a discharge in a Chapter 7 bankruptcy, and there having been no valid reaffirmation of the underlying debt, by entering into this Agreement, the Lender is not attempting to re-establish any personal liability for the underlying debt
6. Borrower will be in default if Borrower does not comply with the terms of the Loan Documents as modified by this Agreement. If on 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. In the event of a default under the Loan Documents, as amended by this Agreement, interest will accrue on the unpaid amount of the New Principal Balance, including after acceleration, at the rate set forth in Section 2.
7. Borrower understands and agrees to the following:
 - a. All persons who signed the Loan Documents, or their authorized representative(s) have signed this Agreement, unless: (i) a borrower or co-borrower is deceased; (ii) the borrower and co-borrower are divorced and the Property has been transferred to one spouse in the divorce decree, the spouse who no longer has an interest in the Property need not sign this Agreement (although the non-signing spouse may continue to be held liable for the obligation under the Loan Documents); or (iii) the Lender has waived this requirement in writing. Any Borrower who signs this Agreement but did not sign the Note is not personally obligated to pay the sums secured by the Security Instrument as modified by this Agreement.

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- b. This Agreement shall supersede the terms of any modification, forbearance, or workout plan that Borrower has previously entered into with Lender.
- c. To comply, except to the extent that they are modified by this Agreement, with all covenants, agreements, and requirements of the Loan Documents, 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, the amount of which may change periodically over the term of the Loan.
- d. That the Loan Documents are composed of duly valid, binding agreements, enforceable in accordance with their terms and are hereby reaffirmed.
- e. That: (i) all terms and provisions of the Loan Documents, except as expressly modified by this Agreement, remain in full force and effect, including, but not limited to, Lender's rights and remedies under the Loan Documents; (ii) nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the obligations contained in the Loan Documents; and (iii) that except as otherwise specifically provided in, and as expressly modified by, this Agreement, Borrower will be bound by, and will comply with, all of the terms and conditions of the Loan Documents.
- f. As of the Effective Date, notwithstanding any other provision of the Loan Documents, if all or any part of the Property or any interest in it is sold or transferred without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by the Security Instrument. However, Lender shall not exercise this option if applicable law, rules or regulations prohibit the exercise of such option as of the date of such sale or transfer. 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.
- g. 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 in writing.
- h. Borrower will cooperate fully with Lender in obtaining any title endorsement(s), or similar title insurance product(s), and/or subordination agreement(s) that are necessary or required by the Lender's procedures to ensure that the loan as modified is in first lien position and/or is fully enforceable upon modification and that if, under any circumstance and not withstanding anything else to the contrary in this Agreement, the Lender does not receive such title endorsement(s), title insurance product(s) and/or subordination agreement(s), then the terms of this Agreement will not become effective on the Effective Date and this Agreement will be null and void.
- i. That Borrower will execute and deliver such other documents as may be reasonably necessary to either: (i) consummate the terms and conditions of this Agreement or (ii) correct the terms and conditions of this Agreement if an error is detected after the Effective Date.

Borrower understands that a corrected Agreement will be provided to Borrower and, upon execution by Borrower, the corrected Agreement will supersede this Agreement. If Borrower elects not to sign any such corrected Agreement, the terms of the original Loan Documents shall continue in full force and effect and such terms will not be modified by this Agreement.

- j. That, as of the Effective Date, Borrower understands that Lender will only allow the transfer and assumption of the Loan, including this Agreement, to a transferee of the Property as permitted under the Garn St. Germain Act, 12 U.S.C. Section 1701j-3. A buyer or transferee of the Property will not be permitted, under any other circumstance, to assume the Loan. Except as noted herein, this Agreement may not be assigned to, or assumed by, a buyer or transferee of the Property.
 - k. That Lender will collect and record personal information, including, but not limited to, Borrower's name, address, telephone number, social security number, credit score, income, payment history and information about account balances and activity. In addition, Borrower understands and consents to the disclosure of Borrower's personal information to any insurer that insures this Loan or any investor, guarantor or servicer that insures or owns, guarantees, insures or services Borrower's subordinate lien (if applicable) mortgage loan.
 - l. That Borrower consents to receiving calls, including calls using an automatic telephone dialing system or an artificial or prerecorded voice, and text messages from Lender or any of its affiliates, agents or third party representatives at any and all of Borrower's telephone numbers, including, but not limited to, Borrower's wireless (mobile/cellular) number, for servicing purposes, including debt collection, with respect to this Agreement and the Loan Documents, the Loan account related thereto and any other account at Lender or any of its affiliates. These calls and messages may incur access fees from Borrower's cellular provider. Lender may monitor telephone calls with Borrower to assure quality service.
- 
Initials
- m. That if any document related to the Loan Documents and/or this Agreement is lost, misplaced, misstated, inaccurately reflects the true terms and conditions of the Loan as modified, or is otherwise missing, Borrower will comply with the Lender's request to acknowledge, initial and deliver to the Lender any documentation the Lender deems necessary (all such documents are the "Documents"). Borrower agrees to deliver the Documents within ten (10) days after Borrower receives the lender's written request for such replacement.

8. **UNDER PENALTY OF PERJURY, ALL DOCUMENTS AND INFORMATION BORROWER HAS PROVIDED TO LENDER IN CONNECTION WITH THIS AGREEMENT ARE TRUE, COMPLETE AND CORRECT.**


Initials



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In Witness Whereof, the Lender has executed this Agreement.

PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION

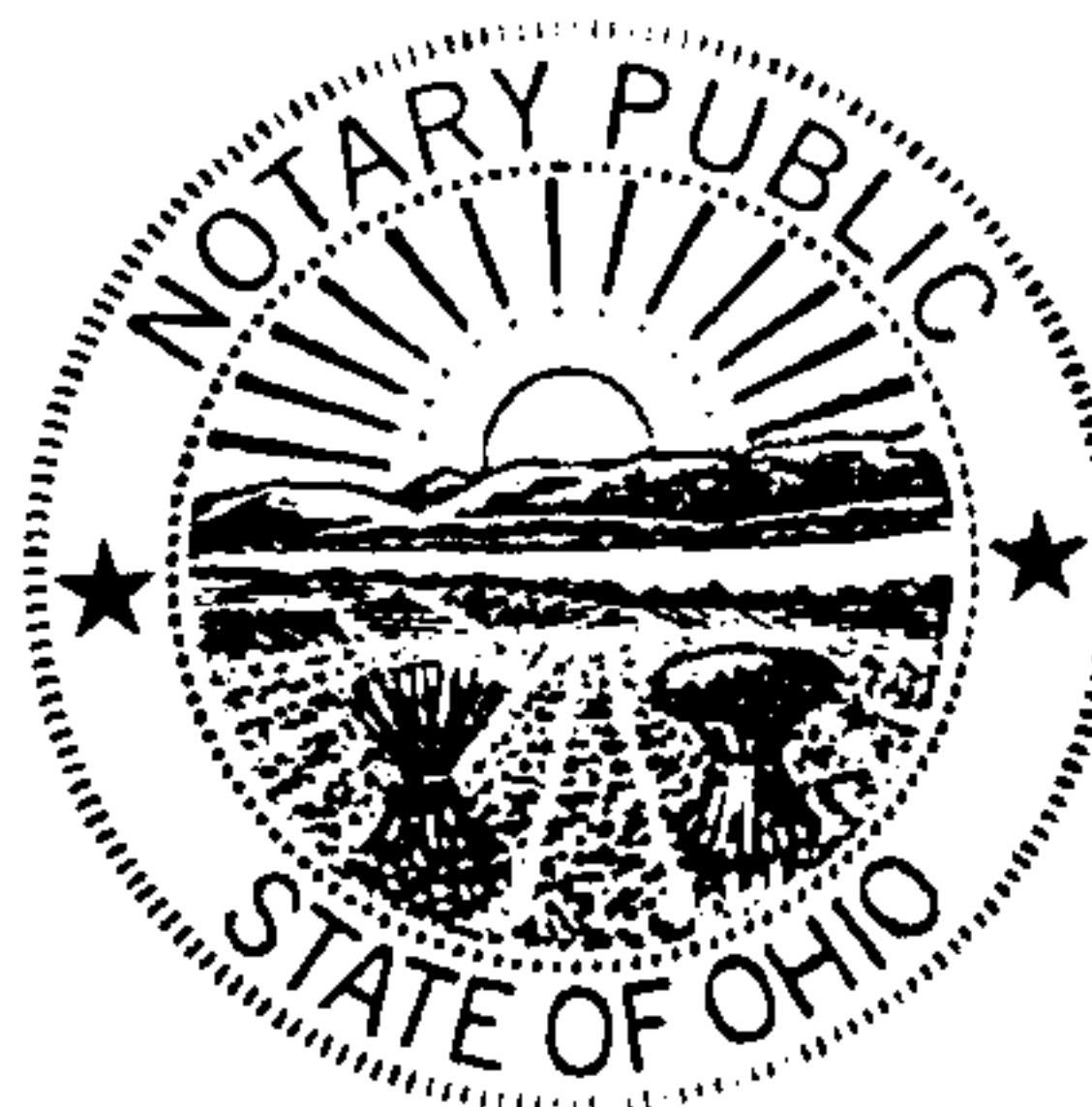
Eileen Burrall 06-21-12
By **EILEEN BURRAL** (print name) Date
Authorized Agent (title)

_____[Space Below This Line for Acknowledgments]_____

LENDER ACKNOWLEDGMENT

State of OHIO
County of Madison County

The foregoing instrument was acknowledged before me this 6-21-12
(date) by **EILEEN BURRAL**, the **AUTHORIZED AGENT** of **PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION**, a _____,
corporation, on behalf of the corporation



ELAINE M. RUBLE, Notary Public
In and for the State of Ohio
My Commission Expires Jan. 2, 2013

Elaine M Ruble
(Signature of person taking acknowledgment)

Notary Public
(Title or rank)

(Serial Number, if any)

This instrument was prepared by:
PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION
3232 NEWMARK DR
MLAMISBURG, OH 45342

In Witness Whereof, I have executed this Agreement.

John Scott Young (Seal)
Borrower
JOHN SCOTT YOUNG
06/04/2012
Date

____ (Seal)
Borrower

Date

____ (Seal)
Borrower

____ (Seal)
Borrower

Date

Date

____ (Seal)
Borrower

____ (Seal)
Borrower

Date

Date

____ [Space Below This Line for Acknowledgments] _____

BORROWER ACKNOWLEDGMENT

The State of ALABAMA)
Jefferson County)

I, Kaye W. Webb hereby certify that _____
JOHN SCOTT YOUNG 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 4th day of June, 20 12

Kaye W. Webb
(Style of Officer) Notary Public
Comm Expires - 6-12-12

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EXHIBIT A


BORROWER(S): JOHN SCOTT YOUNG AN UNMARRIED MAN

LOAN NUMBER: 1000067285

LEGAL DESCRIPTION:

PART OF THE NW 1/4 OF THE SW 1/4, PART OF THE SW 1/4 OF THE NW 1/4 AND PART OF THE SE 1/4 OF THE NW 1/4; ALL IN SECTION 23, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION, THENCE RUN ALONG THE SECTION LINE NORTH 00 DEGREES 33 MINUTES 10 SECONDS EAST 2664.38 FEET TO THE NORTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION; THENCE NORTH 89 DEGREES 02 MINUTES 40 SECONDS EAST 1248.60 FEET TO THE SOUTH RIGHT OF WAY OF COUNTY ROAD 45; THENCE ALONG SAID RIGHT OF WAY ON A CURVE TO THE LEFT WITH A RADIUS OF 620.30 FEET AND A CHORD BEARING SOUTH 60 DEGREES 53 MINUTES 30 SECONDS EAST 98.39 FEET FOR AN ARC DISTANCE OF 98.49 FEET TO A POINT WHICH IS 49.3 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SE 1/4 OF THE NW 1/4; THENCE CONTINUE ALONG SAID RIGHT OF WAY ON A CURVE TO THE LEFT WITH A RADIUS OF 620.30 FEET AND A CHORD BEARING SOUTH 74 DEGREES 59 MINUTES 40 SECONDS EAST 205.90 FEET FOR AN ARC DISTANCE OF 206.86 FEET; THENCE ALONG SAID RIGHT OF WAY SOUTH 84 DEGREES 33 MINUTES 00 SECONDS EAST 252.41 FEET; THENCE LEAVING SAID RIGHT OF WAY RUN SOUTH 02 DEGREES 35 MINUTES 20 SECONDS WEST 618.35 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 50 SECONDS WEST 587.19 FEET TO THE SOUTH LINE OF SAID SE 1/4 OF THE NW 1/4; THENCE ALONG SAID LINE SOUTH 89 DEGREES 15 MINUTES 20 SECONDS WEST 425.38 FEET TO THE NORTHEAST CORNER OF SAID NW 1/4 OF THE SW 1/4; THENCE ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION SOUTH 00 DEGREES 16 MINUTES 00 SECONDS WEST 1337.00 FEET TO THE SOUTHEAST CORNER OF SAID 1/4-1/4 SECTION; THENCE ALONG THE SOUTH LINE OF SAID 1/4-1/4 SECTION, SOUTH 89 DEGREES 28 MINUTES 00 SECONDS WEST 1347.95 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS: TBD COUNTY RD 45, CHELSEA, ALABAMA 35043

 **YOUNG**
45408490 **AL**
FIRST AMERICAN EL'S
MODIFICATION AGREEMENT
