



20150108000008260
01/08/2015 11:15:29 AM
MORTAMEN 1/7

This Document Prepared By:
BELINDA WILLIAMS-PARKER
WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD, MAC# X7801-03K
FORT MILL, SC 29715
(800) 416-1472

~~When recorded mail to: #8764297~~
First American Title 
Loss Mitigation Title Services 1079.12
P.O. Box 27670
Santa Ana, CA 92799
RE: JONES - PR DOCS



Source of Title: INSTRUMENT NO. 20110818000243940
Tax/Parcel No. 28-4-17-1-004-008.000

_____[Space Above This Line for Recording Data]_____
Original Principal Amount: \$221,136.00 FHA/VA Loan No. 
Unpaid Principal Amount: \$226,061.76 Loan No: (scan barcode)
New Principal Amount \$234,704.75
New Money (Cap): \$8,642.99

LOAN MODIFICATION AGREEMENT (MORTGAGE)

(Providing for Fixed Rate)

This Loan Modification Agreement ("Agreement"), made this 18TH day of MARCH, 2014, between THOMAS ROY JONES AND JANICE W JONES, HUSBAND AND WIFE, AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP ("Borrower"), whose address is 137 ROSEGATE DRIVE, CALERA, ALABAMA 35040 and WELLS FARGO BANK, N.A. ("Lender"), whose address is 3476 STATEVIEW BLVD, MAC# X7801-03K, FORT MILL, SC 29715 amends and supplements (1) the Mortgage, Deed of Trust or Security Deed (the "Security Instrument"), dated AUGUST 2, 2011 and recorded on AUGUST 18, 2011 in INSTRUMENT NO. 20110818000243950, SHELBY COUNTY, ALABAMA, and (2) the Note, in the original principal amount of U.S. \$221,136.00, bearing the same date as, and secured by,

 JONES
49564996
FIRST AMERICAN ELS
MODIFICATION AGREEMENT


AL

WHEN RECORDED, RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING

the Security Instrument, which covers the real and personal property described in the Security Instrument and defined therein as the "Property," located at
137 ROSEGATE DRIVE, CALERA, ALABAMA 35040

the real property described is located in **SHELBY COUNTY, ALABAMA** and being set forth as follows:

LOT 33, ACCORDING TO THE FINAL PLAT OF CAMDEN COVE WEST, SECTOR 3, PHASE 3, AS RECORDED IN MAP BOOK 39, PAGE 131, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO CONDITIONS, COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD.

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. Borrower agrees that certain amounts owed will not be capitalized, waived, or addressed as part of this Agreement, and will remain owed until paid. These amounts owed are referenced in the Cover Letter to this Agreement, which is incorporated herein, and are to be paid with the return of this executed Agreement. If these amounts owed are not paid with the return of this executed Agreement, then Lender may deem this Agreement void.
2. As of, **MAY 1, 2014** the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. **\$234,704.75**, consisting of the amount(s) loaned to Borrower by Lender, plus capitalized interest in the amount of U.S. **\$8,642.99** and other amounts capitalized, which is limited to escrows and any legal fees and related foreclosure costs that may have been accrued for work completed.
3. 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 **4.2500%**, from **MAY 1, 2014**. The Borrower promises to make monthly payments of principal and interest of U.S. **\$1,154.61**, beginning on the **1ST** day of **JUNE, 2014**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on **MAY 1, 2044** (the "Maturity Date"), the 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.
4. If all or any part of the Property 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 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.

5. The 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.
6. 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; however, the following terms and provisions are forever cancelled, 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; and
 - (b) all terms and provisions of any adjustable rate rider, 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.
7. If the borrower has filed for or received a discharge in a bankruptcy proceeding subsequent to or in conjunction with the execution of this Agreement and said debt was not reaffirmed during the course of the proceeding, Lender agrees that I will not have personal liability on the debt pursuant to this Agreement and may only enforce the lien as against the property.
8. 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 Borrower and Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Agreement.
9. Borrower agrees to make and execute other documents or papers as may be necessary 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.
10. If included, the undersigned Borrower(s) acknowledges receipt and acceptance of the Notice of Special Flood Hazard disclosure



In Witness Whereof, the Lender have executed this Agreement.

WELLS FARGO BANK, N.A.

Kenya Capriest Blackmon
Vice President Loan Documentation

Kenya B.
By

(print name)
(title)

11-25-14
Date

[Space Below This Line for Acknowledgments]

LENDER ACKNOWLEDGMENT

STATE OF Minnesota

COUNTY OF Dakota

The instrument was acknowledged before me this NOV 25th, 2014 by

Kenya Capriest Blackmon, the

Vice President Loan Documentation of WELLS FARGO BANK, N.A.,

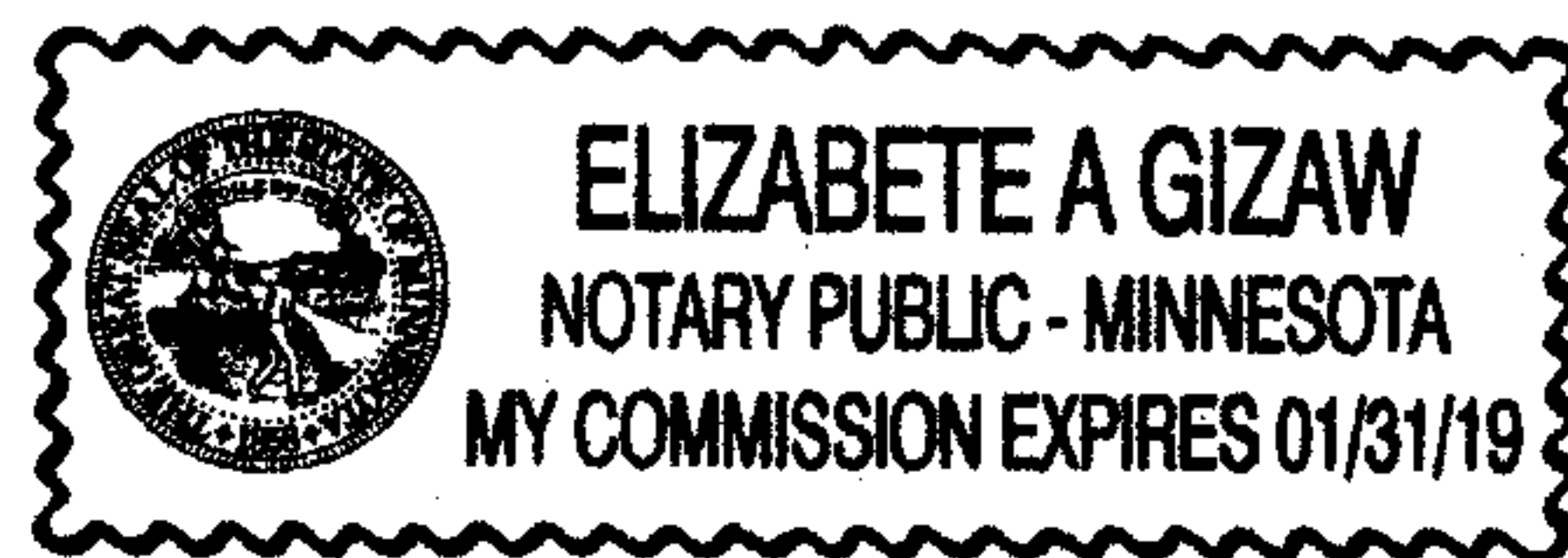
a Vice President Loan Documentation, on behalf of said company.

Elizabeth
Notary Public

Printed Name: **ELIZABETE A GIZAW**

My commission expires: 1-31-19

THIS DOCUMENT WAS PREPARED BY:
BELINDA WILLIAMS-PARKER
WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD, MAC# X7801-03K
FORT MILL, SC 29715



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In Witness Whereof, the Lender have executed this Agreement.

WELLS FARGO BANK, N.A.

Leawona Cross (Notary Public)
By _____ (print name)

(title)

9/23/14
Date

[Space Below This Line for Acknowledgments]

LENDER ACKNOWLEDGMENT

STATE OF Alabama

COUNTY OF Jefferson

The instrument was acknowledged before me this 23rd day of September 14, by
Leawona Cross, the

Notary Public of **WELLS FARGO BANK, N.A.**,

a Notary Public, on behalf of said company.

Leawona Cross
Notary Public

Printed Name: Leawona Cross
My commission expires: 02/13/2017

**THIS DOCUMENT WAS PREPARED BY:
BELINDA WILLIAMS-PARKER
WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD, MAC# X7801-03K
FORT MILL, SC 29715**



In Witness Whereof, I have executed this Agreement.

Thomas R Jones
Borrower: THOMAS R JONES

Sep. 23/14
Date

Janice W Jones
Borrower: JANICE W JONES

9/23/14
Date

Borrower: _____

Date

Borrower: _____

Date

[Space Below This Line for Acknowledgments]

BORROWER ACKNOWLEDGMENT

The State of Alabama)
Jefferson County)

I, a Notary Public, hereby certify that **THOMAS ROY JONES AND JANICE W JONES, HUSBAND AND WIFE, AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP** whose name is signed to the foregoing instrument or conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this 23rd day of September, 20 14.

Melissa S. White
Notary Public

Print Name: Melissa S. White

My commission expires: **My Commission Expires**
4/2/2015

Date: MARCH 18, 2014
Loan Number: (scan barcode)
Lender: WELLS FARGO BANK, N.A.
Borrower: THOMAS R JONES, JANICE W JONES
Property Address: 137 ROSEGATE DRIVE, CALERA, ALABAMA 35040

NOTICE OF NO ORAL AGREEMENTS

THIS WRITTEN LOAN AGREEMENT REPRESENTS THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES.

THERE ARE NO ORAL AGREEMENTS BETWEEN THE PARTIES.

Receipt of Notice. The undersigned hereby admit to having each received and read a copy of this Notice on or before execution of the Loan Agreement. "Loan Agreement" means one or more promises, promissory notes, agreements, undertakings, security agreements, deeds of trust or other documents, or commitments, or any combination of those actions or documents, pursuant to which a financial institution loans or delays repayment of or agrees to loan or delay repayment of money, goods or any other thing of value or to otherwise extend credit or make a financial accommodation.


Borrower
THOMAS R JONES

Sept 23, 14
Date


Borrower
JANICE W JONES

9/23/14
Date

Borrower

Date

Borrower

Date

Borrower

Date

Borrower

Date



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
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