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01/16/2015 10:28:55 AM
MORTAMEN 1/7

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

~~When recorded mail to:~~ #:9207162
First American Title 
Loss Mitigation Title Services 1079.12
P.O. Box 27670
Santa Ana, CA 92799
RE: THOMAS - PR DOCS

Source of Title: INSTRUMENT NO. 20060725000357640 DEED BOOK NA, AT PAGE(S) NA
Tax/Parcel No. 09-3-08-0-004-031.000

_____[Space Above This Line for Recording Data]_____

Original Principal Amount: \$190,000.00

Fannie Mae Loan No.:

Unpaid Principal Amount: \$178,699.50

Loan No: (scan barcode)

New Principal Amount \$183,357.37

New Money (Cap): \$4,657.87

49588645

LOAN MODIFICATION AGREEMENT (MORTGAGE)

(Providing for FIXED Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 17TH day of NOVEMBER, 2014, between PAMELA B THOMAS, A SINGLE PERSON ("Borrower") whose address is 313 TALON DR, BIRMINGHAM, ALABAMA 35242 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"), and Timely Payment Rewards Rider, if any, dated APRIL 25, 2008 and recorded on MAY 6, 2008 in INSTRUMENT NO. 20080506000185570, of the OFFICIAL Records of SHELBY COUNTY, ALABAMA, and (2) 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

313 TALON DR, BIRMINGHAM, ALABAMA 35242
(Property Address)

the real property described being set forth as follows:

Wells Fargo Custom Loan Modification Agreement 08312014_71

First American Mortgage Services

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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, **DECEMBER 1, 2014**, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$**183,357.37**, 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 at the yearly rate of **4.5000%** from **DECEMBER 1, 2014**, and Borrower promises to pay monthly payments of principal and interest in the amount of U.S. \$**824.31** beginning on the **1ST** day of **JANUARY, 2015**. Borrower will continue to make monthly payments on the same day of each succeeding month until principal and interest are paid in full. If 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. The Maturity Date will be **DECEMBER 1, 2054**.

Months	Interest Rate	Interest Rate Change Date	Monthly Principal and Interest Payment	Monthly Escrow Payment Amount	Total Monthly Payment	Payment Begins On	Number of Monthly Payments
1-480	4.5000%	12/01/2014	\$824.31	\$187.55 Adjusts annually after year 1	\$1,011.86 Adjusts annually	01/01/2015	480

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:
 - (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.
- (f) 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.
- (g) If included, the undersigned Borrower(s) acknowledges receipt and acceptance of the Notice of Special Flood Hazard disclosure.



In Witness Whereof, I have executed this Agreement.

Pamela B. Thomas
Borrower: PAMELA B THOMAS

11/25/14
Date

Borrower:

Date

Borrower:

Date

Borrower:

Date

_____ [Space Below This Line for Acknowledgments] _____

BORROWER ACKNOWLEDGMENT

The State of Alabama)
Shelby County)

I, a Notary Public, hereby certify that PAMELA B THOMAS, A SINGLE PERSON 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 25 day of November, 2014.

Rhonda W. McGhee
Notary Public

Print Name: Rhonda W. McGhee

My commission expires: 7-10-2016



In Witness Whereof, the Lender have executed this Agreement.

WELLS FARGO BANK, N.A.

Alethea Gail Ladd
By **Alethea Gail Ladd** (print name)
Vice President Loan Documentation (title)

12/5/14
Date

[Space Below This Line for Acknowledgments]

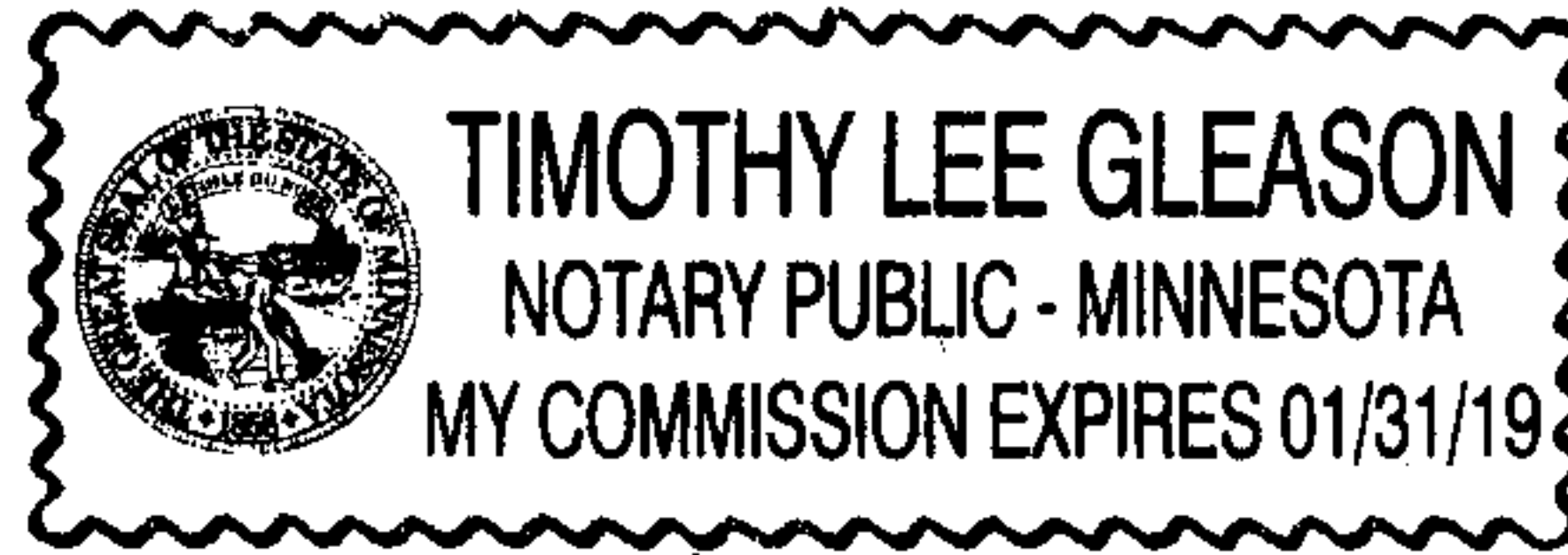
LENDER ACKNOWLEDGMENT

STATE OF MN

COUNTY OF Dakota

The instrument was acknowledged before me this 12-5-2014 by
Alethea Gail Ladd, the
Vice President Loan Documentation of WELLS FARGO BANK, N.A.,
a Vice President Loan Documentation, on behalf of said company.

Timothy Lee Gleason
Notary Public



Printed Name: Timothy Lee Gleason

My commission expires: 1-31-2019

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

EXHIBIT A

BORROWER(S): PAMELA B THOMAS, A SINGLE PERSON



LOAN NUMBER: (scan barcode)

LEGAL DESCRIPTION:

LOT 231, ACCORDING TO THE RESURVEY OF LOTS 227-231 AND 240 OF EAGLE POINT, 2ND SECTOR, PHASE I, AS RECORDED IN MAP BOOK 19, PAGE 6, IN THE PROBATE OFFICE OF THE SHELBY COUNTY, ALABAMA. SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

ALSO KNOWN AS: 313 TALON DR, BIRMINGHAM, ALABAMA 35242

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

 **THOMAS**
49588645 **AL**
FIRST AMERICAN ELS
MODIFICATION AGREEMENT




Date: NOVEMBER 17, 2014
Loan Number: (scan barcode)
Lender: WELLS FARGO BANK, N.A.

Borrower: PAMELA B THOMAS

Property Address: 313 TALON DR, BIRMINGHAM, ALABAMA 35242

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.

Pamela B. Thomas

11/25/14

Borrower
PAMELA B THOMAS

Date

Borrower

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
01/16/2015 10:28:55 AM
S307.10 CHERRY
20150116000016340

J. Fuhrmeister