

This Document Prepared By:
DENEDA SMITH
U.S. BANK N.A.
4801 FREDERICA ST
OWENSBORO, KY 42301
(800) 365-7772

20150728000256900
07/28/2015 08:10:28 AM
MORTAMEN 1/6

When Recorded Mail To:
FIRST AMERICAN TITLE
ATTN: LMTS
P.O. BOX 27670
SANTA ANA, CA 92799-7670

Source of Title: INSTRUMENT NO. 20020812000379250
Tax/Parcel No. 134201009049000

_____[Space Above This Line for Recording Data]_____
Original Principal Amount: \$203,150.00
Unpaid Principal Amount: \$206,864.23
New Principal Amount \$206,864.23
New Money (Cap): \$0.00

FHA\VA Case No.: 703 011-5689077
Loan No: 6003233268

LOAN MODIFICATION AGREEMENT (MORTGAGE)

This Loan Modification Agreement ("Agreement"), made this **5TH** day of **SEPTEMBER, 2014**, between **CLYDIE G MAYFIELD, SINGLE** ("Borrower") whose address is **892 OLD CAHABA DR, HELENA, ALABAMA 35080** and **U.S. BANK N.A.** ("Lender"), whose address is **4801 FREDERICA ST, OWENSBORO, KY 42301**, amends and supplements (1) the Mortgage, Deed of Trust or Security Deed (the "Security Instrument"), and Timely Payment Rewards Rider, if any, dated **AUGUST 14, 2007** and recorded on **AUGUST 28, 2007** in **INSTRUMENT NO. 20070828000405240**, 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

892 OLD CAHABA DR, HELENA, ALABAMA 35080
(Property Address)

the real property described being set forth as follows:

LOT 1213, ACCORDING TO THE MAP OF FIRST ADDITION, OLD CAHABA, PHASE III, RECORDED IN MAP BOOK 28, PAGE 133, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SEE ATTACHED EXHIBIT "B" FOR MORTGAGE SCHEDULE

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, **SEPTEMBER 1, 2014**, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. **\$206,864.23**, 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 **4.3750%**, from **SEPTEMBER 1, 2014**. Borrower promises to make monthly payments of principal and interest of U.S. **\$ 1,032.84**, beginning on the **1ST** day of **OCTOBER, 2014**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The yearly rate of **4.3750%** will remain in effect until principal and interest are paid in full. If on **SEPTEMBER 1, 2044** (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:
 - (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. **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. 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.
7. 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.

In Witness Whereof, the Lender has executed this Agreement.

U.S. BANK N.A.

Rachel Fulks

By Rachel Fulks

(print name)

Mortgage Document Officer

(title)

9-25-2014

Date

[Space Below This Line for Acknowledgments]

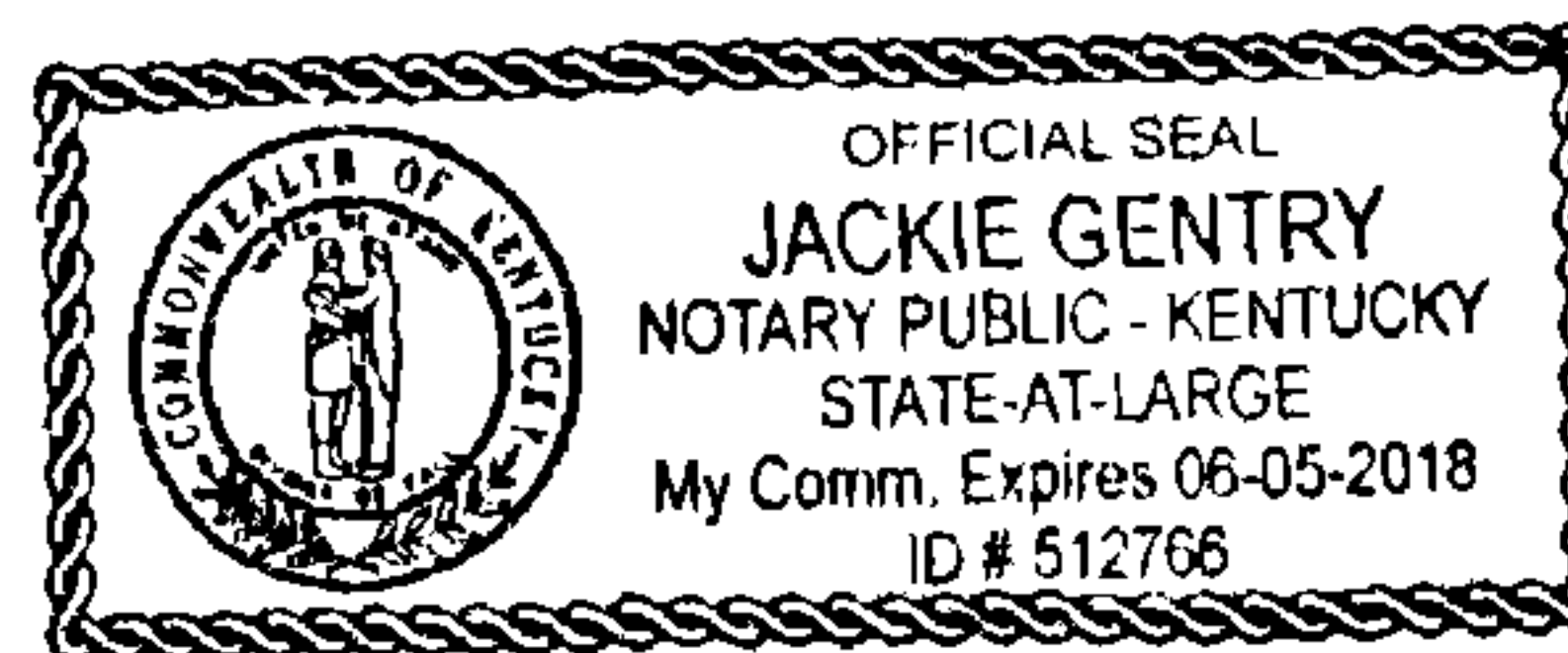
LENDER ACKNOWLEDGMENT

STATE OF KENTUCKY

COUNTY OF DAVIESS

The foregoing instrument was acknowledged before me this *9-25-2014* by
RACHEL FULKS, the MORTGAGE DOCUMENT OFFICER of U.S. BANK N.A.,
a *National Banking Assoc*, on behalf of said national association.

Jackie Gentry
Notary Public



Printed Name:

Jackie Gentry

My commission expires:

6-5-2018

In Witness Whereof, I have executed this Agreement.

Clydie G. Mayfield (Seal)
Borrower

CLYDIE G MAYFIELD

9-15-14
Date

Borrower (Seal)

Date

Borrower (Seal)

Date

Borrower (Seal)

Date

Borrower (Seal)

Date

Borrower (Seal)

Date

[Space Below This Line for Acknowledgments]

BORROWER ACKNOWLEDGMENT

The State of ALABAMA)
Shilby County)

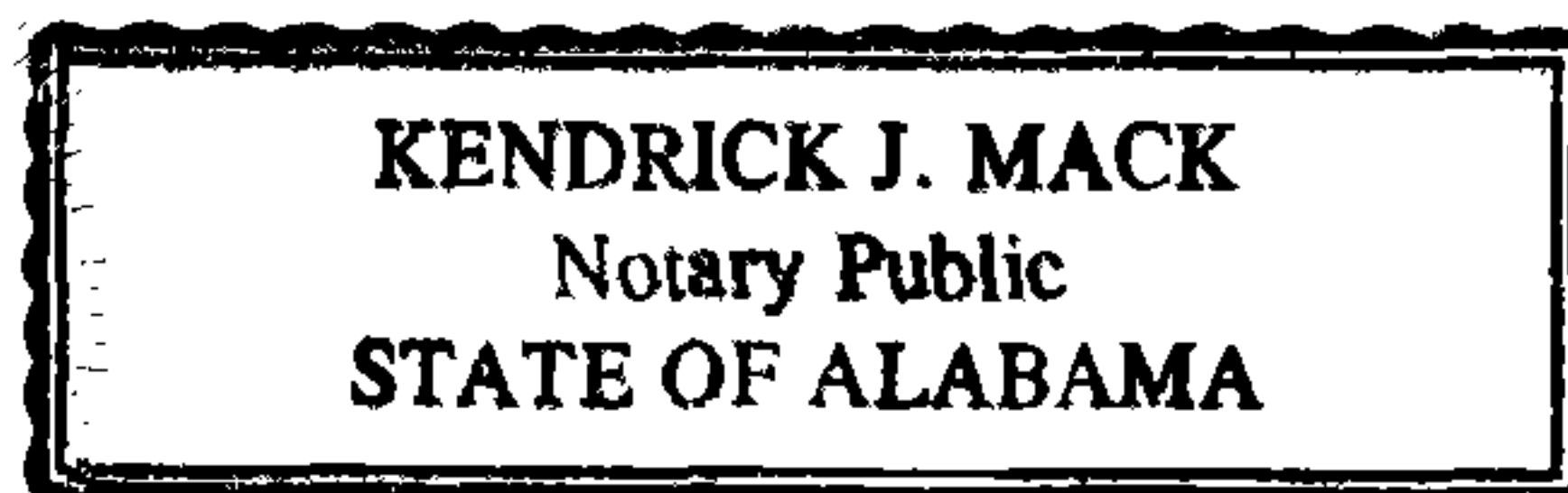
I, a Notary Public, hereby certify that **CLYDIE G MAYFIELD, SINGLE** whose name is signed to the foregoing instrument or conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this 15TH day of September, 2014.

[Signature]
Notary Public

Print Name KENDRICK J. MACK

My commission expires: 2-3-15



**EXHIBIT B
MORTGAGE SCHEDULE**

Mortgage made by **CLYDIE MAYFIELD AND GLENN MAYFIELD, WIFE AND HUSBAND AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SOUTHERN STAR MORTGAGE CORP.** for **\$203,150.00** and interest, dated **AUGUST 14, 2007** and recorded on **AUGUST 28, 2007** in **INSTRUMENT NO. 20070828000405240**. Mortgage tax paid: \$

This mortgage was assigned from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** (assignor), to **U.S. BANK NATIONAL ASSOCIATION** (assignee), by assignment of mortgage dated and recorded on **APRIL 18, 2012** in **INSTRUMENT NO. 20120418000132940**.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/28/2015 08:10:28 AM
\$339.35 JESSICA
20150728000256900

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the typed name of the County Clerk.