

20170324000098400  
03/24/2017 08:24:47 AM  
MORTCORR 1/9



20170324000098400 1/9 \$40.00  
Shelby Cnty Judge of Probate, AL  
03/24/2017 08:24:47 AM FILED/CERT

After Recording Return To:  
MOVEMENT MORTGAGE, LLC  
8024 CALVIN HALL RD  
INDIAN LAND, SC 29707

This document prepared by:  
BRANDY WILLIAMS  
MOVEMENT MORTGAGE, LLC  
841 SEAHAWK CIRCLE  
VIRGINIA BEACH, VIRGINIA  
23452  
(888) 589-4416

[Space Above This Line For Recording Data]

**CORRECTIVE  
PURCHASE MONEY MORTGAGE**

\*This Corrective Purchase Money Mortgage is being  
recorded to replace and correct the Purchase Money  
Mortgage recorded on 11/8/2016, ID #20161108000412130  
to add spouse

**HAMMETT**  
Loan #: 2200060  
MEN: 100670800022000608  
MERS Phone: 1-888-679-6377  
PIN: 10-6-14-0-002-021.000

THIS MORTGAGE is made this 28TH day of OCTOBER, 2016 between the Grantor, DAVID S HAMMETT AND HEATHER HAMMETT, HUSBAND AND WIFE (herein "Borrower"), and the Mortgagee, Mortgage Electronic Registration systems, Inc. ("MERS"), (solely as nominee for Lender, as hereinafter defined, and Lender's successors and assigns). MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS. MOVEMENT MORTGAGE, LLC ("Lender") is organized and existing under the laws of DELAWARE, and has an address of 841 SEAHAWK CIRCLE, VIRGINIA BEACH, VIRGINIA 23452

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$7,470.00, which indebtedness is evidenced by Borrower's note dated OCTOBER 28, 2016 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on NOVEMBER 1, 2026;

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby grant and convey to MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS, with power of sale, the following described property located in the County of SHELBY, State of Alabama:

ALABAMA- SECOND MORTGAGE - 1/80 -FNMA/FHLMC UNIFORM INSTRUMENT WITH MERS

468.21

Page 1 of 8

Form 3801  
Amended 11/01

20170324000098400 2/9 \$40.00  
Shelby Cnty Judge of Probate, AL  
03/24/2017 08:24:47 AM FILED/CERT

20170324000098400 03/24/2017 08:24:47 AM MORTCORR  
2/9

2200060

SEE EXHIBIT A LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART  
HEREOF  
which has the address of 3203 GARDEN WALK, BIRMINGHAM, Alabama 35242 (herein "Property  
Address");

TO HAVE AND TO HOLD such property unto MERS (solely as nominee for Lender and Lender's  
successors and assigns), and to the successors and assigns of MERS, forever, together with all the  
improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents,  
all of which shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the  
foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are  
hereinafter referred to as the "Property." Borrower understands and agrees that MERS holds only legal title to  
the interests granted by Borrower in this Mortgage; but, if necessary to comply with law or custom, MERS  
(as nominee for Lender and Lender's successors and assigns), has the right to exercise any or all of those  
interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action  
required of Lender including, but not limited to, releasing or canceling this Mortgage.

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to  
mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of  
record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against  
all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and  
interest indebtedness evidenced by the Note and late charges as provided in the Note.

2. **Funds for Taxes and Insurance.** Subject to applicable law or a written waiver by Lender,  
Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the  
Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and  
assessments (including condominium and planned unit development assessments, if any) which may attain  
priority over this Mortgage and ground rents on the Property, if any, plus one-twelfth of yearly premium  
installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if  
any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and  
bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to  
Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or deed of trust if  
such holder is an institutional lender.

If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts  
of which are insured or guaranteed by a Federal or state agency (including Lender if Lender is such an  
institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground  
rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and  
compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law  
permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of  
this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or  
applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or  
earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds  
showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The  
Funds are pledged as additional security for the sums secured by this Mortgage.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds





20170324000098400 3/9 \$40.00  
Shelby Cnty Judge of Probate, AL  
03/24/2017 08:24:47 AM FILED/CERT

2200060

payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as Lender may require.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 17 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Mortgage.

**3. Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest payable on the Note, and then to the principal of the Note.

**4. Prior Mortgages and Deeds of Trust; Charges; Liens.** Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments, and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any.

**5. Hazard Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage", and such other hazards as Lender may require and in such amounts and for such periods as Lender may require.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortgage.

**6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments.** Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents.

**7. Protection of Lender's Security.** If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such action as is necessary to



20170324000098400 4/9 \$40.00  
 Shelby Cnty Judge of Probate, AL  
 03/24/2017 08:24:47 AM FILED/CERT

2200060

protect Lender's interest. If Lender required mortgage insurance as a condition of making the loan secured by this Mortgage, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, at the Note rate, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

**8. Inspection.** Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefore related to Lender's interest in the Property.

**9. Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

**10. Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

**11. Successors and Assigns Bound; Joint and Several Liability; Co-signers.** The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 16 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who co-signs this Mortgage, but does not execute the Note, (a) is co-signing this Mortgage only to mortgage, grant and convey that Borrower's interest in the Property to Lender under the terms of this Mortgage, (b) is not personally liable on the Note or under this Mortgage, and (c) agrees that Lender and any other Borrower hereunder may agree to extend, modify, forbear, or make any other accommodations with regard to the terms of this Mortgage or the Note without that Borrower's consent and without releasing that Borrower or modifying this Mortgage as to that Borrower's interest in the Property.

**12. Notice.** Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by delivering it or by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

**13. Governing Law; Severability.** The state and local laws applicable to this Mortgage shall be the laws of the jurisdiction in which the Property is located. The foregoing sentence shall not limit the applicability of Federal law to this Mortgage. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of this





20170324000098400 5/9 \$40.00  
 Shelby Cnty Judge of Probate, AL  
 03/24/2017 08:24:47 AM FILED/CERT

2200060

Mortgage and the Note are declared to be severable. As used herein, "costs", "expenses" and "attorneys' fees" include all sums to the extent not prohibited by applicable law or limited herein.

**14. Borrower's Copy.** Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation hereof.

**15. Rehabilitation Loan Agreement.** Borrower shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, repair, or other loan agreement which Borrower enters into with Lender. Lender, at Lender's option, may require Borrower to execute and deliver to Lender, in a form acceptable to Lender, an assignment of any rights, claims or defenses which Borrower may have against parties who supply labor, materials or services in connection with improvements made to the Property.

**16. Transfer of the Property or a Beneficial Interest in Borrower.** If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Mortgage. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Mortgage.

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 this Mortgage. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Mortgage without further notice or demand on Borrower.

**NON-UNIFORM COVENANTS.** Borrower and Lender further covenant and agree as follows:

**17. Acceleration; Remedies.** Except as provided in paragraph 16 hereof, upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Lender prior to acceleration shall give notice to Borrower as provided in paragraph 12 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 30 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage and sale of Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the nonexistence of a default or any other defense of Borrower to acceleration and sale. If the breach is not cured on or before the date specified in the notice, Lender at Lender's option may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may invoke the power of sale and any other remedies permitted by applicable law. Lender shall be entitled to collect all reasonable costs and expenses incurred in pursuing the remedies provided in this paragraph 17, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If Lender invokes the power of sale, Lender shall mail a copy of a notice of sale to Borrower in the manner provided in paragraph 12 hereof. Lender shall publish the notice of sale once a week for three consecutive weeks in some newspaper published in SHELBY County, Alabama, and thereupon shall sell the Property to the highest bidder at public auction at the front door of the County Courthouse of said County. Lender shall deliver to the purchaser Lender's deed conveying the Property so sold. Lender or Lender's designee may purchase the Property at any sale. Borrower covenants and agrees that the proceeds of the sale shall be applied in the following order: (a) to all reasonable costs and expenses of the sale, including, but not limited to, reasonable attorneys' fees and costs of title evidence; (b) to all sums secured by this Mortgage; and (c) the excess, if any, to the person or persons legally entitled thereto.

**18. Borrower's Right to Reinstate.** Notwithstanding Lender's acceleration of the sums secured by

ALABAMA- SECOND MORTGAGE - 1/80 -FNMA/FHLMC UNIFORM INSTRUMENT WITH MERS

468.21

Page 5 of 8

Form 3801  
 Amended 11/01



20170324000098400 6/9 \$40.00  
Shelby Cnty Judge of Probate, AL  
03/24/2017 08:24:47 AM FILED/CERT

2200060

this Mortgage due to Borrower's breach, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time prior to the earlier to occur of (i) the fifth day before sale of the Property pursuant to the power of sale contained in the Mortgage or (ii) entry of a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage and the Note had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage, and in enforcing Lender's remedies as provided in paragraph 17 hereof, including, but not limited to, reasonable attorneys' fees; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

**19. Assignment of Rents; Appointment of Receiver; Lender in Possession.** As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 17 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 17 hereof or abandonment of the Property, Lender, in person, by agent or by judicially appointed receiver, shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Mortgage. Lender and the receiver shall be liable to account only for those rents actually received.

**20. Release.** Upon payment of all sums secured by this Mortgage, this Mortgage shall become null and void and Lender shall release this Mortgage without charge to Borrower. Borrower shall pay all costs of recordation, if any. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.

**21. Waiver of Homestead, Dower and Curtesy.** Borrower hereby waives all rights of homestead exemption in the Property and relinquishes all right of dower and curtesy in the Property.

The Following Rider(s) are to be executed by Borrower and are attached hereto and made a part thereof [check box as applicable]:

☐ Adjustable Rate Rider  
☐ Balloon Rider  
☐ 1-4 Family Rider

☐ Condominium Rider  
☐ Planned Unit Development Rider  
☐ Other(s) [specify]

☐ Second Home Rider  
☐ Biweekly Payment Rider

20170324000098400 7/9 \$40.00  
 Shelby Cnty Judge of Probate, AL  
 03/24/2017 08:24:47 AM FILED/CERT

2200060

**REQUEST FOR NOTICE OF DEFAULT  
 AND FORECLOSURE UNDER SUPERIOR  
 MORTGAGES OR DEEDS OF TRUST**

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, of any default under the superior encumbrance and of any sale or other foreclosure action.

IN WITNESS WHEREOF, BORROWER has executed this Mortgage.  
 Signed, sealed and delivered in the presence of:

David S. Hammett  
 - BORROWER - DAVID S HAMMETT - DATE -

Heather Hammett  
 - BORROWER - HEATHER HAMMETT - DATE -

[Sign Original Only]

STATE OF Alabama

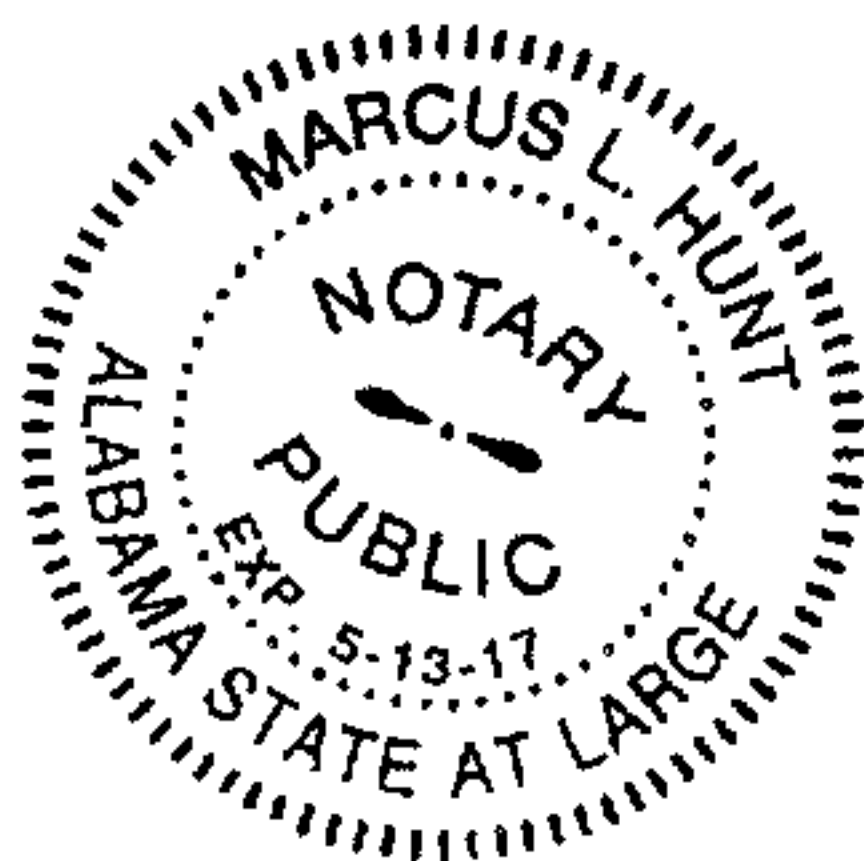
COUNTY OF SHELBY

I, the undersigned Notary Public, hereby certify that

David S. Hammett and his wife Heather Hammett

whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this 13<sup>th</sup> day of March 2017

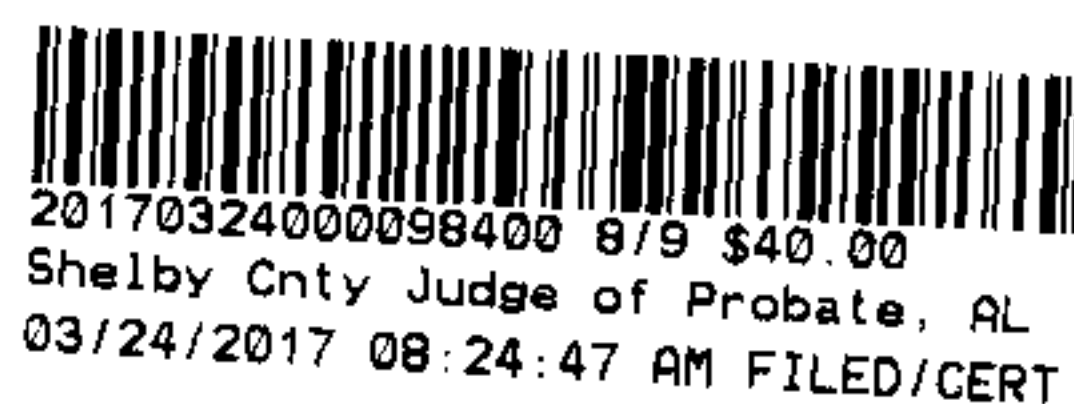


Marcus L. Hunt  
 Notary Public

My Commission Expires: 5/13/17



20170324000098400 03/24/2017 08:24:47 AM MORTCORR  
8/9



2200060

MORTGAGE LOAN ORIGINATOR MATT CASEY  
NATIONWIDE MORTGAGE LICENSING SYSTEM AND REGISTRY IDENTIFICATION NUMBER  
1014021  
MORTGAGE LOAN ORIGINATOR COMPANY MOVEMENT MORTGAGE, LLC  
NATIONWIDE MORTGAGE LICENSING SYSTEM AND REGISTRY IDENTIFICATION NUMBER  
39179



EXHIBIT A

Lot 1, Block 5, according to the Survey of Sunny Meadows, as recorded in Map Book 8, page 18, A, B and C in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

The proceeds of this loan have been applied to the purchase price of the property herein conveyed to mortgagor simultaneously herewith.



20170324000098400 9/9 \$40.00  
Shelby Cnty Judge of Probate, AL  
03/24/2017 08:24:47 AM FILED/CERT  
20170324000098400

A handwritten signature in black ink, appearing to read "J. W. [unclear]", is written over the bottom right of the official stamp.