

PREPARED BY: Martha Carter
REGIONS BANK D/B/A REGIONS MORTGAGE
215 FORREST STREET
HATTIESBURG, MS 39403
800-986-2462



20170428000147190 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
04/28/2017 01:20:07 PM FILED/CERT

RETURN TO: Martha Carter
REGIONS BANK D/B/A REGIONS MORTGAGE
ASSUMPTION DEPARTMENT
215 FORREST STREET
HATTIESBURG, MS 39403

ASSUMPTION AGREEMENT WITH RELEASE OF LIABILITY

THIS ASSUMPTION AGREEMENT (this "Agreement") is made and entered into this 22nd day of February, 2017 between Yan W Lange (the "Seller", whether one or more), G Michael Lange (the "Assumtor"), and Regions Bank dba Regions Mortgage ("Regions").

Recitals

On January 12th, 2007, the Seller obtained a loan from Regions (or its predecessor) in the sum of \$360,000.00, (as such loan may have been renewed, extended, amended or modified, herein called the "Loan"). The Loan is evidenced by that certain note of even date with the Loan in the original principal amount of the loan, as such note may have been renewed, extended, amended or modified (the "Note"). The Note is secured by a mortgage, deed of trust, deed to secure debt, security deed, pledge agreement, security agreement and/or other similar security instruments or agreements of even date with the Note (the "Security Instrument", whether one or more). Said Security Instrument was recorded in Document/Instrument Number 20070119000030520, Book/Liber N/A at Page/Folio N/A of the Official Records of the County Recorder's or Clerk's Office of Shelby County/Parish, State of Alabama.

Regions is the holder of the Note and the Security Instrument. The Seller is the present, primary obligor under the Note. The Seller has assigned, transferred, conveyed and/or sold to the Assumtor all or part of the property that is subject to the Security Instrument. The Assumtor and the Seller have requested that the Assumtor be allowed to assume the obligations of the Seller under the Note. Regions is willing to allow such an assumption upon the terms and conditions hereinafter set forth. The property is located at: 6 ENVIRONS PKWY, HELENA, AL 35080-7200 and the real property is described as follows:

See "Exhibit A" attached hereto and made a part hereof for all purposes.

Agreement

NOW, THEREFORE, for and in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Seller, the Assumtor and Regions hereby agree as follows:

1. The outstanding principal balance under the Note is currently \$128,409.44. The Assumtor hereby expressly assumes all of the obligations of the Seller to Regions under the Note and the Security Instrument and agrees to be bound by all of the terms and conditions of the Note. The Assumtor hereby agrees to pay the Note, as and when the same becomes due and payable, and further agrees to keep, fully perform, carry out and abide by the terms and provisions of the Security Instrument. The Assumtor hereby expressly agrees that the Security Instrument shall continue in full force and effect as security for the Note.

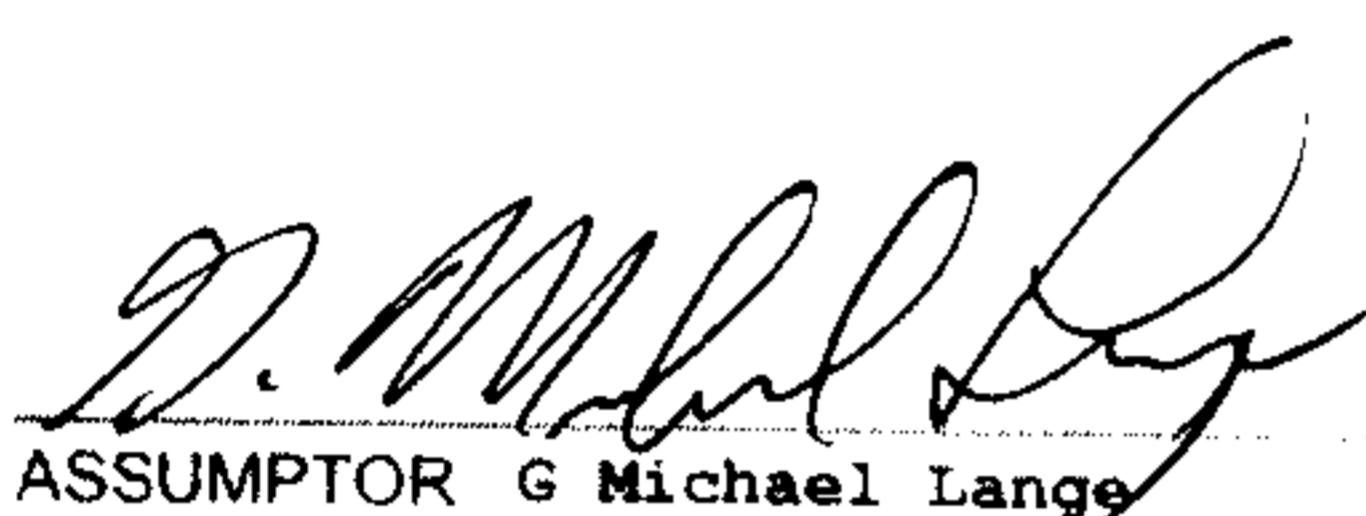


2. Regions hereby consents to the assumption by the Assumtor of the rights, duties, and obligations of the Seller under the Note and hereby releases the Seller from any further obligations under the Note and Security Instrument.

3. It is expressly understood, acknowledged and agreed that the execution and delivery of this Agreement shall not constitute or be construed as a novation, it being the express intention of the parties hereto that this transaction shall constitute a true assumption of the Loan by the Assumtor. All terms and conditions of the Note and Security Instrument shall continue in full force and effect in accordance with their terms.

4. All provisions contained herein, shall be binding upon, and inure to the benefit of, the respective heirs, devisees, personal representatives, successors and assigns of the Seller, the Assumtor and Regions. Wherever appropriate herein, the singular number shall include the plural, the plural the singular, and the use of the gender shall include all genders.

WITNESS the hand(s) of the undersigned as of date first written above.



ASSUMPTOR G Michael Lange

ASSUMPTOR

ASSUMPTOR



SELLER Yan W Lange

ASSUMPTOR

SELLER

SELLER

WITNESSES:

By: Paula D Thompson

Print: Paula D Thompson

By: Max Konstmann

Print: Max Konstmann

REGIONS BANK dba REGIONS MORTGAGE

By:

Donna Burch

Print: Donna Burch

Its: Assistant VP

4/17/17

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BORROWER ACKNOWLEDGMENT



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State of **Alabama**
County of Jefferson

I, Paul J. Thompson, a Notary Public, hereby certify that G Michael Lange whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me 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 and seal this 13 day of April, 2017

Paul D. Thompson
Notary Public
P. D. THOMPSON

My commission expires: 6-8-18

SELLER ACKNOWLEDGMENT

State of **Alabama**
County of Jefferson

I, Lana D. Thompson, a Notary Public, ~~hereby certify~~ that Yan W Lange whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me 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 and seal this 13 day of June 2017


Paul D. Thompson
Notary Public

My commission expires: 6/9/18

LENDER CORPORATE ACKNOWLEDGMENT

State of Mississippi
County of Forrest

I, a Notary Public in and for said County in said State, hereby certify that Donna Burch, whose name as Assistant VP of Regions Bank d/b/a Regions Mortgage, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 11th day of April, 2011

Sally Mueller

My commission expires: 6/7/2017



EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

Lot 6, according to the Survey of Environ's Park Subdivision, as recorded in Map Book 14, Page 6, in the Probate Office of Shelby County, Alabama; together with that certain easement for ingress and egress as recorded in Real 58, Page 326, in the Probate Office of Shelby County, Alabama.

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



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