



20171114000411430 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
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LOAN MODIFICATION AGREEMENT (Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 24th day of July, 2017, between Michael E Knight & Joan M. Knight, Husband and Wife ("Borrower") and Avadian Credit Union ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") dated May 8, 2017 and recorded in Book or Liber 20170510000162990, in the 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

331 Highway 36, CHELSEA, ALABAMA, 35043-5113

the real property described being set forth as follows:

See Attached Exhibit A

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 July 24, 2017, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$ 79,522, 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 4.25%. Borrower promises to make monthly payments of principal and interest of U.S. \$ 391.74, beginning on the 1st day of August, 2017, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The yearly rate of 4.25% will remain in effect until principal and interest are paid in full. If on June 1st, 2047 (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; 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.
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) Borrower authorizes Lender, and Lender's successors and assigns, to share Borrower information including, but not limited to (i) name, address, and telephone number, (ii) Social Security Number, (iii) credit score, (iv) income, (v) payment history, (vi) account balances and activity, including information about any modification or foreclosure relief programs, with Third Parties that can assist Lender and Borrower in obtaining a foreclosure prevention alternative, or otherwise provide support services related to Borrower's loan. For purposes of this section, Third Parties include a counseling agency, state or local Housing Finance Agency or similar entity, any insurer, guarantor, or servicer that insures, guarantees, or services Borrower's loan or any other mortgage loan secured by the Property on which Borrower is obligated, or to any companies that perform support services to them in connection with Borrower's loan.

Borrower consents to being contacted by Lender or Third Parties concerning mortgage assistance relating to Borrower's loan including the plan to modify Borrower's loan, at any telephone number,

including mobile telephone number, or email address Borrower has provided to Lender or Third Parties.

(Seal)
-Lender

Michael E. Knight (Seal)
-Borrower

By: W. O. N. O. N. O.

Jean M. Knight (Seal)
-Borrower

7/24/17
Date of Lender's Signature

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State of AL
County of Shelby
On this 25 day of July, 2017.

personally appeared before me,
— who is personally known to me,
— whose identity I verified on the basis of _____
— whose identity I verified on the oath/affirmation of _____
a credible witness,
to be the signer of the foregoing document, and to the acknowledgment they have signed it.

AL DL 4779516
AL DL 3133517
Deborah Cobb Chandler
Notary Public
My Commission Expires: 02-05-2021



EXHIBIT "A"

Commence at the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 5, Township 20 South, Range 1 West, Shelby County, Alabama; thence run West along the South line of said 1/4-1/3 for 149.22 feet to the Point of Beginning; from the point of beginning thus obtained turn an angle to the left of 01 degrees 30 minutes 09 seconds and continue along the South line of said 1/4-1/4 for 498.40 feet; thence turn an angle to the left of 87 degrees 30 minutes 00 seconds and run North for 340.45 feet to a point on the South right of way of Shelby County Road 36; thence turn an angle to the left of 70 degrees 39 minutes 57 seconds to the tangent of a curve to the left having a central angle of 21 degrees 08 minutes 52 seconds and a radius of 358.76 feet; thence run angle the arc of said curve along the South right of way for 132.41 feet; thence run along the tangent, if extended to said curve along the South right of way for 132.25 feet to the point of commencement of a curve to the right, having a central angle of 10 degrees 57 minutes 41 seconds and a radius of 889.11 feet; thence run along the arc of said curve along the South right of way for 170.10 feet; thence run along the tangent if extended to said curve along the South right of way for 51.05 feet; thence turn an angle to the left of 96 degrees 52 minutes 46 seconds and run South for 397.34 feet to the Point of Beginning.



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