

20171220000453050 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
12/20/2017 11:25:21 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE MODIFICATION AGREEMENT

This Modification Agreement is made and entered into this 7th day of December, 2017, by and between Alicia M. Daniel, an unmarried woman, who resides at 928 6th Avenue SW, Alabaster, Alabama 35007, hereinafter referred to, collectively, as "Borrower" and ECO Credit Union, an Alabama Credit Union, having an address of P.O. Box 2385, Birmingham, Alabama 35201, hereinafter referred to as "Lender".

Whereas on August 17, 2017, Borrower executed and delivered to Lender a Note in the original principal amount of \$58,500.00 and a Mortgage of even date therewith, as security therefore, as recorded at Instrument 20170824000308890, Shelby County, Alabama, probate records, which conveys certain real property known as 928 6th Avenue SW, Alabaster, Alabama 35007, said loan being hereinafter referred to as "Subject Loan", and said Note and Mortgage being hereinafter referred to as the "Loan Documents".

Whereas, Borrower has evidenced an ability to make a lump sum payment on Subject Loan and has requested a reamortization of the term so as to reduce the amount of the monthly payments thereon, to which Lender is agreeable, and the parties wish to set forth in writing a modification of the Loan Documents so as to accomplish the foregoing.

Now, therefore, for and in consideration of the premises, of \$10.00 in hand paid by Borrower to Lender, the receipt and sufficiency of which being hereby acknowledged, and of the mutual covenants and agreements set forth herein, the parties hereto do covenant and agree as follows:

1. The Borrower agrees to make a lump sum payment of principal and interest to reduce the amount owed to \$35,000.00. After crediting all payments made by Borrower to date on said account, the principal balance on Subject Loan to which the new terms will apply is \$35,000.00.
2. The applicable interest rate on Subject Loan will remain 4.250 percent per annum, and the aforesaid indebtedness shall be amortized at said rate over a one hundred seventy seven (177) month term in monthly installments of \$266.49, including principal and interest, beginning on December 1, 2017, and continuing on the same day of each subsequent month through the month of September, 2032.
3. It is understood and agreed that the within modification does not involve the advance of any additional funds to Borrower, but is limited to the reduction of the monthly payment, as provided herein, so as to accommodate Borrower's ability to maintain Subject Loan in a current status.
4. The Loan Documents are hereby modified in accordance with the foregoing provisions, but except as so modified, said Loan Documents shall be unchanged and shall remain in full force and effect.



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Wherefore, the parties have set their hands and seals on the day and year first set forth hereinabove.

Alicia M. Daniel
Borrower - Alicia M. Daniel

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that ALICIA M. DANIEL, whose name is signed to the foregoing modification agreement, and who is known to me, acknowledged before me on this date that, being informed of the contents of this modification agreement, she executed the same voluntarily on the day the same bears date.

This the 7 day of Dec, 2017.

Leah Nicole Boring
NOTARY PUBLIC
COMMISSION EXPIRES: February 24, 2018

Judd Davis
ECO CREDIT UNION

By: *Judd Davis*
Its: *Mortgage Underwriter*

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Judd Davis, whose name is signed as Mortgage Underwriter of ECO CREDIT UNION, to the foregoing modification agreement, and who is known to me, acknowledged before me on this date that, being informed of the contents of this modification agreement, (s)he executed the same voluntarily as and for the act of said corporation on the same bears date.

This the 7 day of December, 2017.

Angela D Heathcock
NOTARY PUBLIC
COMMISSION EXPIRES: December 13, 2020

