

20180124000023180
01/24/2018 08:53:35 AM
MORT 1/12

When Recorded Mail to:
First American Title
Attn: Loss Mitigation Title Services
PO BOX 27670
Santa Ana, CA 92799
Document Prepared by:
Austin Cagle
MidFirst Bank
999 N.W. Grand Boulevard, Suite 100
Oklahoma City, OK 73118-6116
1-800-552-3000



Parcel # 144170000003007
Tax ID# 144170000003007

Please cross-reference to: Instrument Number: . 2001-20234,, SHELBY County Alabama.

LOAN MODIFICATION AGREEMENT
FIXED RATE LOAN

This Loan Modification Agreement ("Agreement"), made this November 30, 2017, between **HOUSTON W COLBURN AKA HOUSTON W COLBURN JR & JOYCE W COLBURN, husband and wife** ("Borrower") and MidFirst Bank, a federally chartered savings association located at 501 N.W. Grand Blvd. Oklahoma City, OK 73118, and Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated nominee for the original lender, beneficiary of the security instrument, its successors and assigns (collectively referred to as "Lender"), renews, amends, supplements and extends: (1) the Mortgage, Deed of Trust, or Security Deed ("Security Instrument") originated on 5/15/2001, recorded on 5/18/2001, in Instrument Number: . 2001-20234,, in SHELBY County, Alabama and granted or assigned to Mortgage Electronic

Borrower Initial Lines

20180124000023180 01/24/2018 08:53:35 AM MORT 2/12

Registration Systems, Inc. ("MERS"), as designated nominee for the original lender, beneficiary of the security instrument, its successors and assigns (collectively referred to as "Lender"), 1901 E. Voorhees Street, Suite C, Danville, Illinois 61834, and (2) the Promissory Note ("Note") bearing the same date, in the original principal amount of \$71,836.00 and secured by, the Security Instrument and other loan documents typically referred to as "addenda" or "riders" (collectively referred to herein as "Loan Documents"), which are secured by the real and personal property described in the Security Instrument, located at 37D HOUSTON DR, PELHAM, AL 35124-2508, the real property described being set forth as follows:

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

Parcel # 144170000003007

(Herein defined as "Property").

Capitalized Amount: \$756.26

Being the same property conveyed to HOUSTON W. COLBURN, JR. AND JOYCE W. COLBURN by Deed recorded 5/18/2001 and recorded in Instrument Number: 2001-20233 in SHELBY County Alabama.

Borrower is in default or at imminent risk of default under the Loan Documents and desires (i) that the Lender forbear from exercising its rights under the Loan Documents, (ii) to extend or rearrange the time and manner of payment of the Note and other obligations due to Lender under the Loan Documents, and (iii) to extend and carry forward the lien(s) on the Property, whether created by the Security Instrument or otherwise. Lender, the legal holder of the Note and of the lien(s) securing the same, has agreed to Borrower's request to so forbear, to extend or rearrange the time and manner of payment of the Note, and to grant certain other financial accommodations pursuant to the terms of this Agreement.

In consideration of the mutual promises and agreements exchanged, and other good and valuable consideration paid by each of the parties to the other, the receipt and sufficiency of which is hereby acknowledged, the parties mutually agree to modify, renew and extend the Note and Security Instrument and any other Loan Documents, as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. Acknowledgement of Unpaid Balance and Expenses:

Borrower acknowledges that as of 11/27/2017 Borrower owes Lender the unpaid balance of **\$54,813.20** ("Modified Principal Balance"). The Modified Principal Balance includes unpaid principal of **\$54,056.94**, unpaid interest of **\$833.36**, escrows advanced of **\$179.20**, less **\$256.30** in suspense funds.

Borrower hereby renews, extends and promises to pay the Modified Principal Balance, plus interest, to the order of Lender. Interest will be charged on the Modified Principal

Borrower Initial Lines



20180124000023180 01/24/2018 08:53:35 AM MORT 3/12

Balance until the full amount of the Modified Principal Balance and the other amounts due hereunder and under the Loan Documents have been paid in accordance with the terms and conditions of the Loan Documents, as modified by this Agreement. All references in the Loan Documents to "Principal" shall be deemed to refer to the Modified Principal Balance.

2. Acknowledgement of Unpaid Fees and Costs:

Borrower agrees to remain responsible for payment of allowable costs and fees now due and owing ("Unpaid Fees and Costs") plus other allowable charges, costs, fees and expenses incurred hereafter, including late charges incurred after this Agreement becomes effective (the total sum of which is referred to as "Fees and Costs"). Borrower agrees and acknowledges that Borrower received notice of Unpaid Fees and Costs due as of a date certain prior to execution of this Agreement.

Lender has agreed to postpone the collection of any outstanding Fees and Costs that are not paid in advance or that are not included in the Modified Principal Balance. Fees and Costs not included in the Modified Principal Balance remain due and owing as part of the debt secured by the Loan Documents to the extent provided in the Loan Documents and as otherwise permissible under applicable law. The outstanding Fees and Costs remain due and payable to Lender and shall be paid by Borrower, with interest as permitted by the Loan Documents. Furthermore, outstanding Fees and Costs shall be payable to Lender on demand of Lender and shall be secured by the Security Instrument to the extent provided in the Security Instrument and otherwise permissible under applicable laws and requirements.

3. Interest Calculation:

Interest will be calculated at a fixed yearly interest rate of **4.125%**.

4. Payment Amounts, Time of Payments And Maturity Date:

- a. Borrower acknowledges and agrees that Borrower shall, beginning on **2/1/2018** through the Maturity Date, make monthly payments of U.S. **\$265.65** for principal and interest and shall continue to make such payments in accordance with the terms and conditions set forth in the Loan Documents until the Modified Principal Balance is paid in full.
- b. An escrow account has been established under the terms and conditions of the Loan Documents. Borrower will make an escrow payment each month on each payment due date. The escrow payment currently is **\$74.41** per month, which is subject to change depending on the amounts attributable to taxes, insurance and other escrow items. **The present combined Monthly Payment and Escrow Payment will be \$340.06.** The escrow payment will be re-analyzed from time to time in accordance with the terms of the Loan Documents to determine the appropriate escrow payment amount so that taxes, insurance and other escrow items may be paid appropriately. The escrow payment will be combined with the monthly principal and interest payment amount.

Borrower Initial Lines


20180124000023180 01/24/2018 08:53:35 AM MORT 4/12

- c. The Maturity Date of the Loan is extended to **1/1/2048**. If Borrower still owes amounts to Lender on the new Maturity Date, Borrower will pay these amounts in full on the Maturity Date.

5. Acknowledgment of Pre-Existing Conditions to Loan Modification:

The Borrower acknowledges and agrees this Loan Modification Agreement is subject to the following, conditions, which must exist at the time the Loan Modification Agreement is executed:

- a. All payments set forth in the Payment Schedule under the Loan Modification Trial Plan Agreement must have been made according to the Payment Schedule;
- b. The Property has no physical conditions that will adversely affect the Borrower's continued use of the Property or interfere with the Borrower's ability to make payments as required under the Loan Modification Agreement;
- c. The Borrower (one or more) is occupying the Property as the Borrower's primary residence;
- d. The Lender remains in first lien position and there are no outstanding liens and/or judgments against the Property

The Borrower acknowledges and agrees that in the event the conditions set forth in this paragraph are not satisfied, this Loan Modification Agreement shall become null and void unless otherwise expressly agreed by Lender in writing. In the event this Loan Modification Agreement becomes null and void as set forth in this paragraph, Borrower acknowledges and agrees all provisions of the Loan Documents shall continue in full force and effect and Lender shall be under no obligation to modify any provision of the Loan Documents under this Agreement.

6. Place of Payment:

Borrower agrees to make payments at the following address or such other place as the Lender may require upon written notice to Borrower:

Midland Mortgage - A Division of MidFirst Bank
Attn: Cashiers
P.O. Box 268888
Oklahoma City, OK 73126-8888

7. Adjustable Rate Loan Provisions in Note:

If the interest rate in the Interest Calculation section of this Agreement is calculated as provided in the Note, any rate and payment adjustment provisions in the Note will apply. If the interest rate in the Interest Calculation section of this Agreement is fixed, any rate and payment adjustment provisions in the Note will not apply.

8. Sale or Transfer of Property by Borrower:

- a. If all or any part of the Property or any interest in it is sold or transferred (or, if

Borrower Initial Lines


20180124000023180 01/24/2018 08:53:35 AM MORT 5/12

Borrower is not a natural person, any beneficial interest in Borrower is sold or transferred) without the Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument.

- b. 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 the designated period, Lender may invoke any remedies permitted by the Security Instrument without further notice or demand on Borrower.

9. Compliance with Loan Documents:

Borrower represents that, except for the payments described in this Agreement, Borrower is in full compliance with the covenants in the Loan Documents and that all of the representations and warranties contained in the Loan Documents are true, correct or satisfied as of the effective date of this Agreement.

10. Renewal and Extension:

It is the intention of the parties that all liens and security interests described in the Loan Documents are hereby renewed and extended until the Modified Principal Balance and other obligations to Lender, have been fully paid. Borrower and Lender acknowledge and agree that the extension, amendment, modification or rearrangement effected by this Agreement shall in no manner affect or impair the Note or the liens and security interests securing the Note. The parties mutually agree that the purposes of this Agreement is to extend, modify, amend or rearrange the time and manner of payment of the Loan Documents and the indebtedness evidenced thereby, and to carry forward all liens and security interests (including, if applicable, any and all vendor's liens), which are expressly acknowledged by Borrower to be valid and subsisting, and in full force and effect to fully secure the payment of the Note.

11. No Waiver of Lender's Rights Regarding Default:

All the rights, remedies, stipulations, and conditions contained in the Loan Documents relating to default in the making of payments under the Loan Documents also shall apply to default in the making of the modified payments hereunder. Nothing contained herein shall be deemed to be a waiver by Lender of any terms or conditions of the Loan Documents as modified by this Agreement. This Agreement shall in no way be deemed to be a waiver of Lender's rights and remedies by reason of any default by Borrower under the Loan Documents as herein modified, including without limitation future payment defaults. Nothing in this Agreement shall constitute an agreement by Lender to any future modification of the Loan Documents and Lender expressly reserves the right to refuse to agree to any future modifications.

12. Bankruptcy:

Borrower Initial Lines


20180124000023180 01/24/2018 08:53:35 AM MORT 6/12

If, since inception of this loan through date of this Agreement, Borrower has received a discharge in a Chapter 7 bankruptcy and there has been no valid reaffirmation of the underlying debt, the Lender is not attempting to re-establish any personal liability for the underlying debt by entering into this Agreement. The parties acknowledge however, that Lender retains certain rights, including but not limited to, the right to foreclose its interest in the property under appropriate circumstances. The parties agree that the consideration for this Agreement is the Lender's forbearance from presently exercising its right and pursuing its remedies under the Security Instrument as a result of Borrower's default.

13. Loan Documents Remain In Full Force and Effect:

The provisions of the Loan Documents, as amended by this Agreement, shall continue in full force and effect, and Borrower acknowledges and reaffirms Borrower's liability to Lender under the Loan Documents, subject to the bankruptcy exception in the Bankruptcy section of this Agreement. In the event of any inconsistency between this Agreement and the terms of the Loan Documents, this Agreement shall govern. Nothing in this Agreement shall be understood or construed to be a novation, satisfaction or release, in whole or in part, of the Loan Documents. Except as otherwise specifically provided in this Agreement, the Loan Documents remain unchanged, and Borrower and Lender are bound and must comply with all of the terms and provisions of the Loan Documents, except as amended by this Agreement.

14. Execution of Additional Documentation:

Borrower agrees to make and execute 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 be incorporated into this Agreement and shall bind and inure to Borrower's heirs, executors, administrators, and assigns.

15. Miscellaneous:

Lender does not, by execution of this Agreement, waive any rights it may have against any person not a party to the Agreement.

- a. If any court of competent jurisdiction shall declare any provision of this Agreement to be invalid, to any extent, the remainder of the Agreement shall not be affected thereby and shall continue in full force and effect to bind the parties.
- b. This Agreement may be executed simultaneously in any number of counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same Agreement.
- c. This Agreement shall be governed by the laws of the State where the Property is located.

16. Effective Date:

Borrower Initial Lines


This Agreement shall be effective upon the execution of this Agreement by Lender and Borrower and as of the date first written above.

IMPORTANT: READ BEFORE SIGNING. THE TERMS OF THIS LOAN MODIFICATION AGREEMENT, TOGETHER WITH THE LOAN DOCUMENTS AND ANY EXHIBITS AND SCHEDULES THERETO, REPRESENT THE FINAL AGREEMENT BETWEEN THE PARTIES AND CONTROL OVER ALL PRIOR NEGOTIATIONS, AGREEMENTS AND UNDERTAKINGS BETWEEN THE PARTIES WITH RESPECT TO SUCH MATTER. ONLY THOSE TERMS IN WRITING ARE ENFORCEABLE. NO OTHER TERMS OR ORAL PROMISES NOT CONTAINED IN THIS WRITTEN AGREEMENT MAY BE LEGALLY ENFORCED. THIS LOAN MODIFICATION AGREEMENT MAY BE AMENDED OR CHANGED ONLY BY A WRITTEN INSTRUMENT EXECUTED BY THE PARTIES OR THEIR AUTHORIZED ASSIGNEES.

Borrower Initial Lines



20180124000023180 01/24/2018 08:53:35 AM MORT 8/12

BORROWER

Houston W Colburn
 HOUSTON W COLBURN AKA HOUSTON
 W COLBURN JR

1/4/18
 DATE

Joyce W Colburn
 JOYCE W COLBURN

1/4/18
 DATE

Acknowledgement

STATE OF ALABAMA

)
) SS:
)

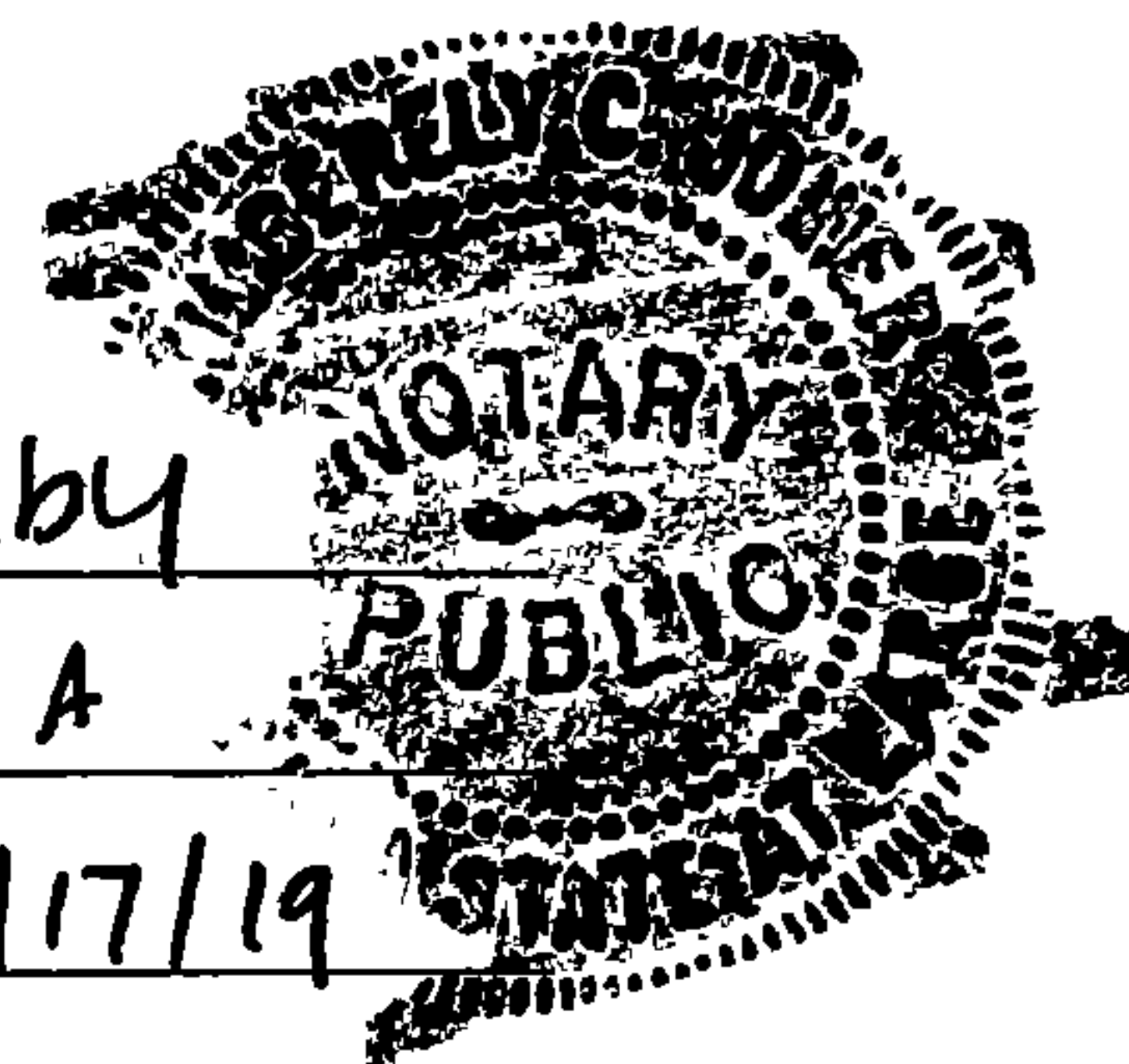
COUNTY OF SHELBY

On the 4th day of January, 2018, before me, the undersigned, a notary public in and for said state, personally appeared **HOUSTON W COLBURN AKA HOUSTON W COLBURN JR & JOYCE W COLBURN**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

In witness whereof, I hereunto set my hand and official seal.

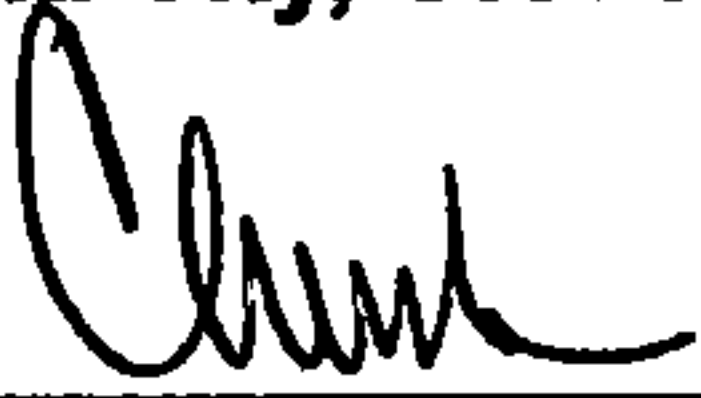
Kimberly C. Joiner
 Notary Public

Kimberly C. Joiner
 Printed name of notary

County of Residence: ShelbyCommission Number: N/AMy Commission Expires: 8/17/19

LENDER

MidFirst Bank, a federally chartered savings association located at 501 N.W. Grand Blvd.
Oklahoma City, OK 73118



Vice President, MidFirst Bank

Chris Weeks

Printed Name

Acknowledgement

STATE OF OKLAHOMA)
) SS:
COUNTY OF OKLAHOMA)

On the 17 day of 1, 2018, before me, the undersigned, a notary public in and for said state, personally appeared Chris Weeks, who acknowledged himself/herself/themselves to be a Vice President of MidFirst Bank, a federally chartered savings association located at 501 N.W. Grand Blvd. Oklahoma City, OK 73118, and who is personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity as Vice President of MidFirst Bank, a federally chartered savings association located at 501 N.W. Grand Blvd. Oklahoma City, OK 73118, and that by his/her/their signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

In witness whereof, I hereunto set my hand and official seal.



Notary Public

Carla Sherrill


Printed name of notary

County of Residence: Canadian

My Commission Expires: _____



NOMINEE FOR LENDER
Mortgage Electronic Registration Systems, Inc.



Vice President
Mortgage Electronic Registration Systems, Inc.
Desiree Rodgers

Printed Name

Acknowledgement

STATE OF Oklahoma)
COUNTY OF Oklahoma) §:

On the 17 day of 1, 2018 before me, the undersigned, a notary public in and for said state, personally appeared **Desiree Rodgers**, who acknowledged himself/herself/themselves to be a Vice President of Mortgage Electronic Registration Systems Inc. and who is personally known to me or who proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity as Vice President of Mortgage Electronic Registration Systems Inc. and that by his/her/their signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

In witness whereof, I hereunto set my hand and official seal.



Notary Public

Carla Sherrill
Printed name of notary

County of Residence: **Canadian**

My Commission Expires: _____



Exhibit "A"

A PARCEL OF LAND IN THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 17, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; DESCRIBED AS FOLLOWS: COMMENCE AT THE MOST SOUTHERLY CORNER OF LOT 37 OF DEER SPRINGS ESTATES, THIRD ADDITION AS RECORDED IN MAP BOOK 6, PAGE 5 IN THE OFFICE OF JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; SAID POINT BEING THE NORTHWEST RIGHT-OF-WAY OF HOUSTON DRIVE; THENCE RUN SOUTHWEST ALONG SAID NORTHWEST RIGHT-OF-WAY OF HOUSTON DRIVE (EXTENDED) A DISTANCE OF 219.93 FEET, THENCE TURN LEFT 89 DEGREES 29 MINUTES 25 SECONDS AND RUN SOUTHEAST A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTHEAST RIGHT-OF-WAY OF SAID HOUSTON DRIVE (EXTENDED) THENCE TURN LEFT 90 DEGREES 30 MINUTES 35 SECONDS AND RUN NORTHEAST ALONG SAID RIGHT-OF-WAY OF HOUSTON DRIVE (EXTENDED) A DISTANCE OF 69.95 FEET, THENCE TURN RIGHT 90 DEGREES 25 MINUTES 15 SECONDS AND RUN SOUTHEAST 124.60 FEET, THENCE TURN RIGHT 112 DEGREES 55 MINUTES 18 SECONDS AND RUN SOUTHWEST 90.76 FEET, THENCE TURN LEFT 116 DEGREES 33 MINUTES 50 SECONDS AND RUN SOUTHEAST 61.04 FEET, THENCE TURN RIGHT 85 DEGREES 17 MINUTES 06 SECONDS AND RUN SOUTHWEST 315.14 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF PLANTATION PIPE LINE, THENCE TURN RIGHT 46 DEGREES 01 MINUTES 01 SECONDS AND RUN WESTERLY 79.55 FEET, THENCE TURN LEFT 09 DEGREES 40 MINUTES 30 SECONDS AND RUN SOUTHWEST 92.26 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING: THENCE CONTINUE LAST COURSE 472.97 FEET ALONG SAID RIGHT-OF-WAY TO A POINT ON THE WEST LINE OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 17, THENCE TURN RIGHT 99 DEGREES 40 MINUTES 31 SECONDS AND RUN NORTH 179.41 FEET ALONG SAID 1/4 -1/4 LINE, THENCE TURN RIGHT 51 DEGREES 47 MINUTES 04 SECONDS AND RUN NORTHEAST 400.00 FEET, THENCE TURN RIGHT 92 DEGREES 00 MINUTES 46 SECONDS AND RUN SOUTHEAST 228.94 FEET TO THE CENTER OF A CONCRETE DRIVE, THENCE TURN RIGHT 40 DEGREES 06 MINUTES 27 SECONDS AND RUN SOUTHWEST 113.95 FEET, THENCE TURN LEFT 31 DEGREES 34 MINUTES 57 SECONDS AND RUN SOUTHEAST 54.32 FEET TO THE POINT OF BEGINNING. ALSO: AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, 30 FEET WIDE, 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCE AT THE MOST SOUTHERLY CORNER OF LOT 37 DEER SPRINGS ESTATES, THIRD ADDITION AS RECORDED IN MAP BOOK 6, PAGE 5 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; SAID POINT BEING ON THE NORTHWEST RIGHT-OF-WAY OF HOUSTON DRIVE; THENCE RUN SOUTHWEST ALONG SAID NORTHWEST RIGHT-OF-WAY OF HOUSTON DRIVE; THENCE RUN SOUTHWEST ALONG SAID NORTHWEST RIGHT-OF-WAY OF HOUSTON DRIVE (EXTENDED) A DISTANCE OF 219.93 FEET, THENCE TURN LEFT 89 DEGREES 29 MINUTES 25 SECONDS AND RUN SOUTHEAST A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTHEAST RIGHT-OF-WAY OF SAID HOUSTON DRIVE (EXTENDED) THENCE TURN LEFT 90 DEGREES 30 MINUTES 35 SECONDS AND RUN NORTHEAST ALONG SAID RIGHT-OF-WAY OF HOUSTON DRIVE (EXTENDED) A DISTANCE 46.46 FEET TO THE POINT OF

BEGINNING OF SAID CENTERLINE: THENCE TURN RIGHT 150 DEGREES 36 MINUTES 56 SECONDS AND RUN SOUTHWEST 60.18 FEET, THENCE TURN RIGHT 36 DEGREES 02 MINUTES 10 SECONDS AND RUN SOUTHWEST 94.19 FEET, THENCE TURN RIGHT 13 DEGREES 55 MINUTES 14 SECONDS AND RUN SOUTHWEST 108.45, THENCE TURN LEFT 15 DEGREES 24 MINUTES 09 SECONDS AND RUN SOUTHWEST 177.00 FEET TO THE END OF SAID CENTERLINE. SUBJECT TO EXISTING EASEMENTS, RESTRICTIONS, SET-BACK LINES, RIGHTS OF WAY, LIMITATIONS, IF ANY OF RECORD.

Parcel # 144170000003007

Tax ID# 144170000003007



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/24/2018 08:53:35 AM
\$130.35 CHERRY
20180124000023180

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the official text.