

20190426000137110
04/26/2019 09:43:51 AM
MORTAMEN 1/4

After Recording Return To:
SOUTHWEST STAGE FUNDING, LLC
DBA CASCADE FINANCIAL SERVICES
3345 S. VAL VISTA DRIVE SUITE
300
GILBERT, AZ 85297
(480) 539-5230

[Space Above This Line For Recording Data]

CONSTRUCTION CONVERSION AGREEMENT

AVERY
Loan #: 1858178
MIN: 100605750000568847
MERS Phone: 1-888-679-6377
PIN: N/A
VA/FHA Case #: 011-9011723-703

This Construction Conversion Agreement ("Agreement"), made this 3RD day of APRIL, 2019 between PAMELA J AVERY, AN UNMARRIED WOMAN ("Borrower") SOUTHWEST STAGE FUNDING, LLC DBA CASCADE FINANCIAL SERVICES ("Lender"), Mortgage Electronic Registration Systems, Inc. ("Mortgagee") amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), dated DECEMBER 7, 2018 and granted or assigned to Mortgage Electronic Registration Systems, Inc. as mortgagee of record (solely as nominee for Lender and Lender's successors and assigns), P.O. Box 2026, Flint, Michigan 48501-2026 and recorded in Book or Liber X, at page(s) —, of the COUNTY Records of SHELBY, 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 368 GOODWIN CIRCLE, VINCENT, AL 35178 the real property to be set forth as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".

Manufacturer: SOUTHERN ENERGY HOMES INC
Model: 41SIG28563BH17
Length & Width: 56 X 28
Serial Number: RUS072070AL-AB
New/Used: New
HUD Data Plate No.: NTA1775522 NTA1775523

*12/27/18, #201812270004
58560

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 APRIL 3, 2019 the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$125,153.00, consisting of the amount(s) loaned to Borrower by Lender and any interest capitalized to date.

1858178

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 4.750%, from APRIL 3, 2019. Borrower promises to make monthly payments of principal and interest of U.S. \$652.86, beginning on the 1ST day of JUNE, 2019, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on MAY 1, 2049, (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.

Borrower will make such payments at 3345 S. VAL VISTA DRIVE SUITE 300, GILBERT, AZ 85297 or at such other place as Lender may require.

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 this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of no less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this 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. 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. Except as otherwise specifically provided in this Agreement, the Note and Security Instrument will remain unchanged, and Borrower and Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Agreement.

Pamela J Avery 4/4/19
- BORROWER - PAMELA J AVERY - DATE -

[Signature]
SOUTHWEST STAGE FUNDING, LLC DBA CASCADE FINANCIAL SERVICES-Lender

[Signature]
Mortgage Electronic Registration Systems, Inc.-Mortgagee

By: Wayne Bond Assistant Secretary - for MERS

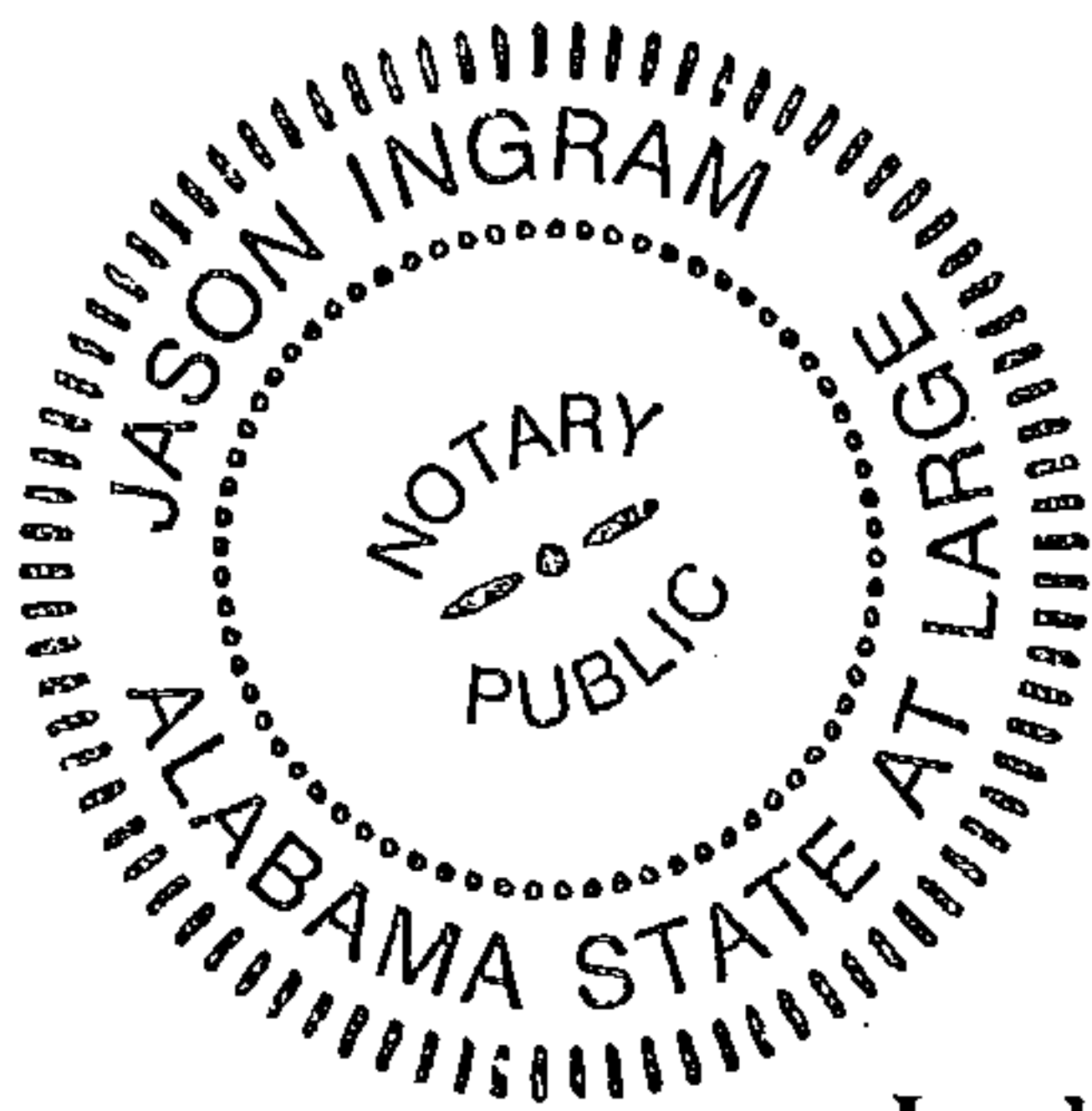
1858178

[Space Below This Line For Acknowledgments]

State of Alabama, Shelby County ss:

The foregoing Instrument was acknowledged before me this April 4, 2019 by
Pamela J. Avery

SEAL



Jason Ingram
Notary Public

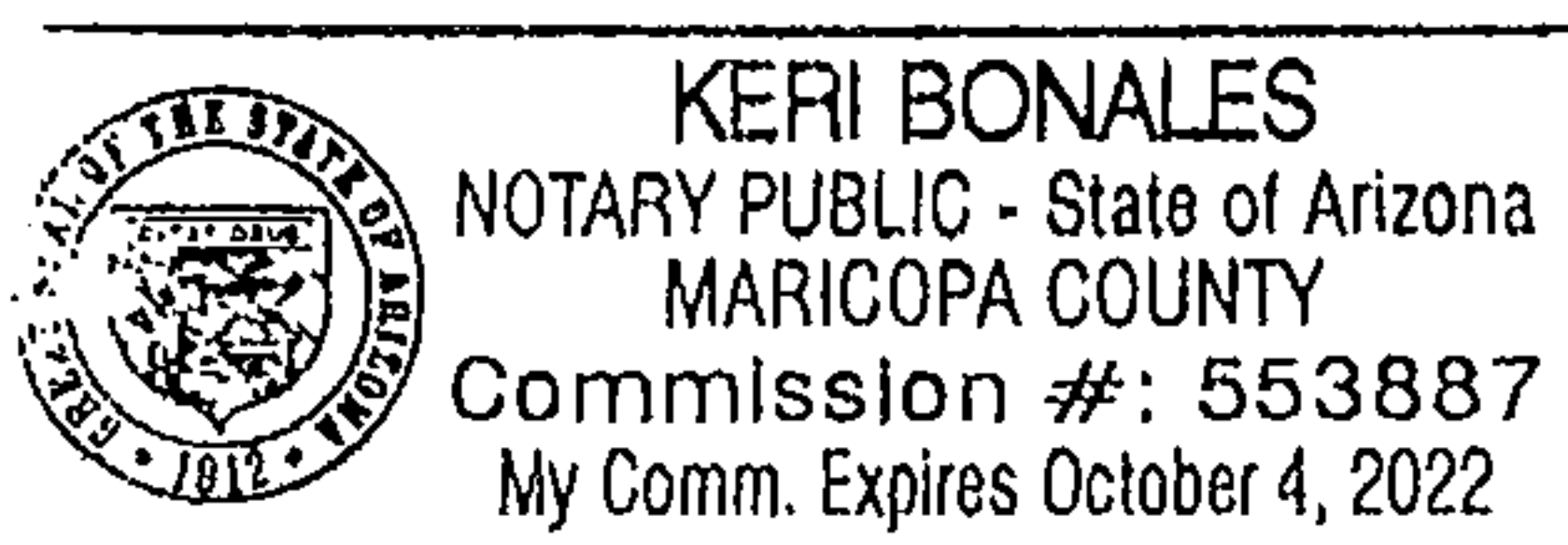
My Commission Expires July 13th, 2019
Jason Ingram

Lender Acknowledgment

State of Arizona, Maricopa County ss:

The foregoing Instrument was acknowledged before me this April 8, 2019 by
Wayne Bond Title VP of Finance

SEAL



Keri Bonales
Notary Public

Document Prepared By:

KERI BONALES
Cascade Financial Services
3345 S. Val Vista Drive, Suite 300
Gilbert, AZ 85297

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 3480818

Lot 15, according to the Amended Map of Hanna Farms, as recorded in Map Book 26, Page 129, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/26/2019 09:43:51 AM
\$211.80 CHERRY
20190426000137110

Allie S. Bayl