

20190719000256930
07/19/2019 08:25:54 AM
MORTAMEN 1/7

After Recording Return To:
CoreLogic SolEx
1625 NW 136th Avenue Suite E-100
Sunrise, FL 33323

This Document Prepared By:
CRYSTAL BRAGGS
RoundPoint Mortgage Servicing Corporation
5016 Parkway Plaza Blvd, Suite 200
Charlotte, NC 28217

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Original Recording Date: **May 22, 2014**
Original Loan Amount: **\$176,739.00**
New Money: **\$4,019.71**

Loan No: **2006411132**
Investor Loan No: **0212948483**
MIN Number: **100876672000074018**
FHA Case No.: **011-7890250-703**

LOAN MODIFICATION AGREEMENT

This Loan Modification Agreement ("Agreement"), made this 3rd day of July, 2019, between VALENCIA K VINCENT, A SINGLE WOMAN whose address is 426 CHESSER PLANTATION LN, CHELSEA, AL 35043 ("Borrower") and ROUNDPOINT MORTGAGE SERVICING CORPORATION which is organized and existing under the laws of The United States of America, and whose address is 5016 Parkway Plaza Blvd, Suite 200, Charlotte, NC 28217 ("Lender"), and Mortgage Electronic Registration Systems, Inc. ("MERS"), and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS, ("Mortgagee"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") dated May 16, 2014 and recorded in Mortgage Book N/A, Page N/A, Instrument No: 20140522000155580 and recorded on May 22, 2014, of the Official Records of SHELBY County, AL 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

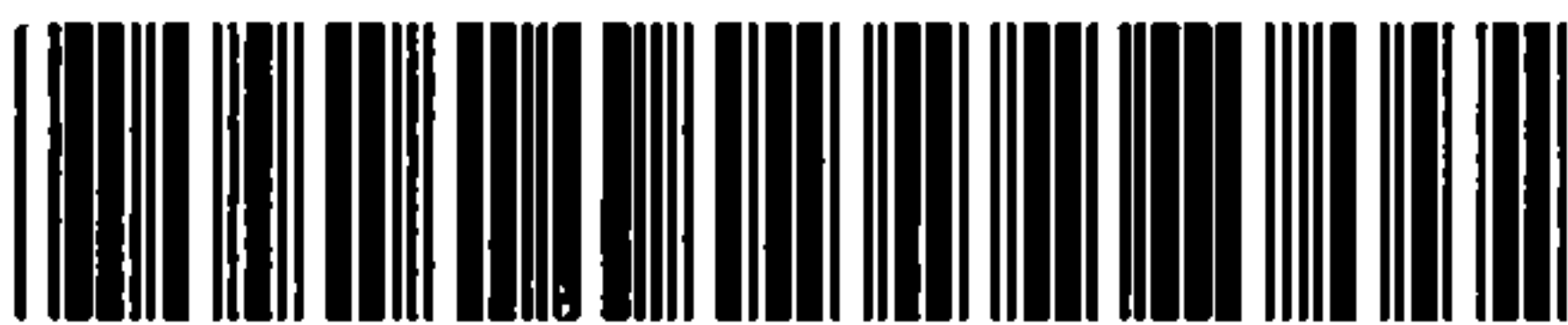
426 CHESSER PLANTATN LN, CHELSEA, AL 35043, *-principal residence*
(Property Address)

the real property described being set forth as follows:

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

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 1, 2019, the amount payable under the Note and the Security Instrument (the "Unpaid



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Principal Balance") is U.S. **\$167,464.50**, consisting of the amount(s) loaned to Borrower by Lender plus capitalized interest in the amount of **\$6,367.57** and other amounts capitalized, which is limited to escrows and any legal fees and related foreclosure costs that may have been accrued for work completed.

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 **July 1, 2019**. Borrower promises to make monthly payments of principal and interest of U.S. **\$873.57**, beginning on the **1st day of August, 2019**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on **July 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.
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. If the Borrower has, since inception of this loan but prior to this Agreement, received a discharge in a Chapter 7 bankruptcy, and there having been no valid reaffirmation of the underlying debt, by entering into this Agreement, the Lender is not attempting to re-establish any personal liability for the underlying debt.
6. Nothing in this Agreement shall be understood or construed to be a satisfaction or release in



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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.

7. Borrower agrees to make and execute other documents or papers as may be necessary 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.
8. "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as nominee for Lender and Lender's successors and assigns. **MERS is the Mortgagee of record under the Security Instrument and this Agreement.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.
9. This Agreement modifies an obligation secured by an existing security instrument recorded in SHELBY County, AL, upon which all recordation taxes have been paid. As of the date of this agreement, the unpaid principal balance of the original obligation secured by the existing security instrument is \$163,444.79. The principal balance secured by the existing security instrument as a result of this Agreement is \$167,464.50, which amount represents the excess of the unpaid principal balance of this original obligation.
10. **Additional Agreements.** I agree to the following:

That all persons who signed the Loan Documents or their authorized representative(s) have signed this Agreement, unless (i) a borrower or co-borrower is deceased; (ii) the borrower and co-borrower are divorced and the property has been transferred to one spouse in the divorce decree, the spouse who no longer has an interest in the property need not sign this Agreement (although the non-signing spouse may continue to be held liable for the obligation under the Loan Documents); or (iii) the Lender has waived this requirement in writing.



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Valencia K Vincent

VALENCIA K VINCENT -Borrower

Date: 7-11-19

_____ [Space Below This Line For Acknowledgments] _____

State of Alabama

County of Shelby

I, Ivey Smith Notary Public, hereby certify that
(please print name)

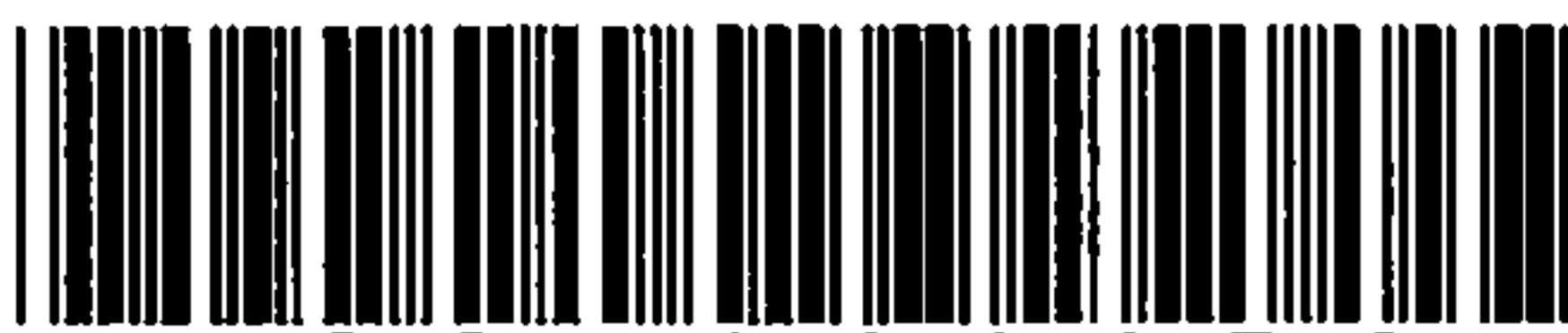
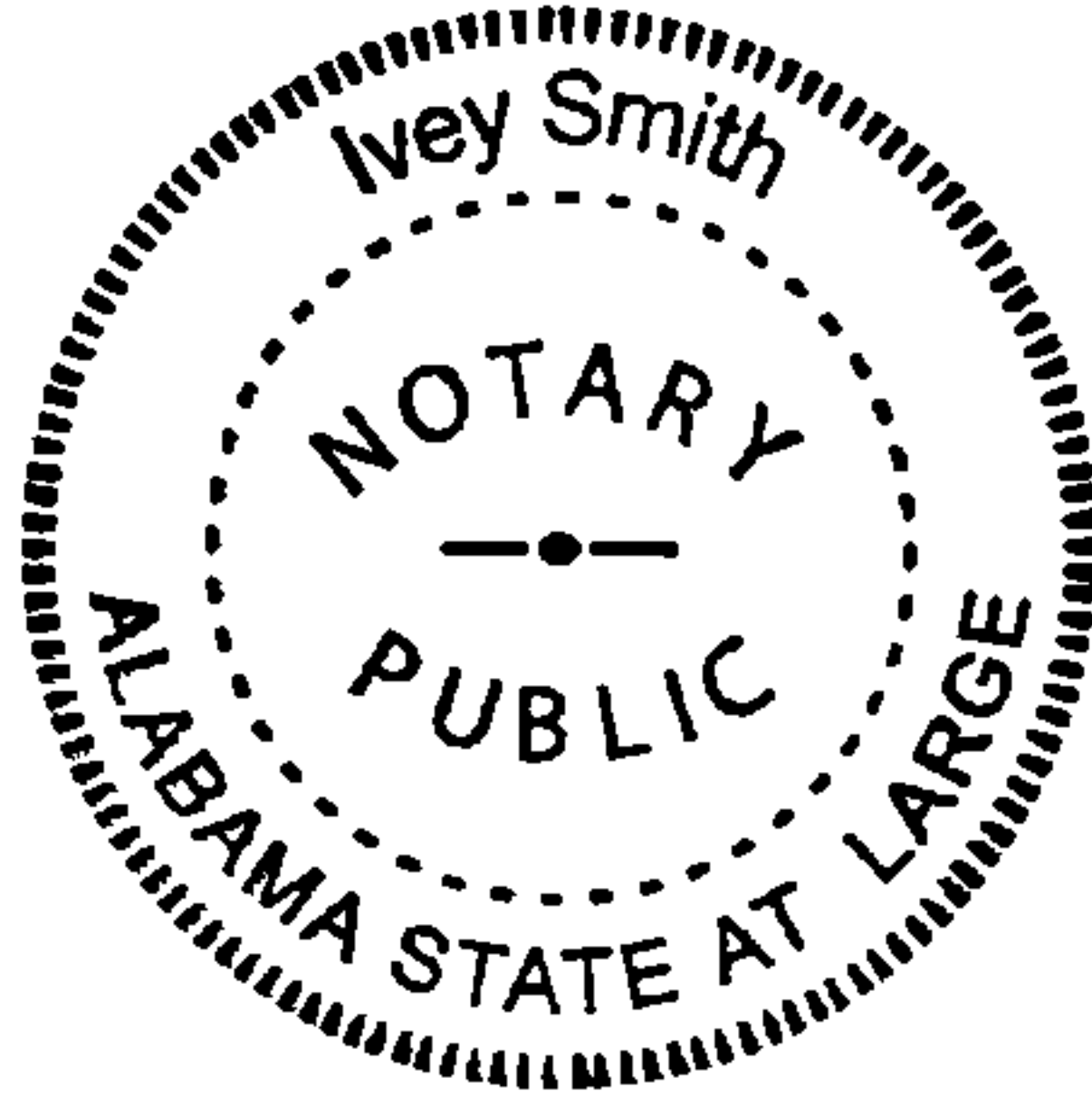
VALENCIA K VINCENT, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same

bears Date. Given under my hand this 11th day of July, A. D. 2019.

Ivey Smith

(signature of officer)

My commission expires: 02/19/2023



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ROUNDPOINT MORTGAGE SERVICING CORPORATION

By: _____ (Seal) - Lender

Name: Demese Simmons

Title: Portfolio Manager

7-16-19
Date of Lender's Signature

[Space Below This Line For Acknowledgments]

State of NORTH CAROLINA
County of MECKLENBURG

I, Gleyra L Alleyne, a Notary Public in and for said state, (name/title of official) do hereby certify that

Demese Simmons, the Portfolio Manager of ROUNDPOINT MORTGAGE SERVICING CORPORATION, personally appeared before me on this day and acknowledged the due execution of the foregoing instrument.

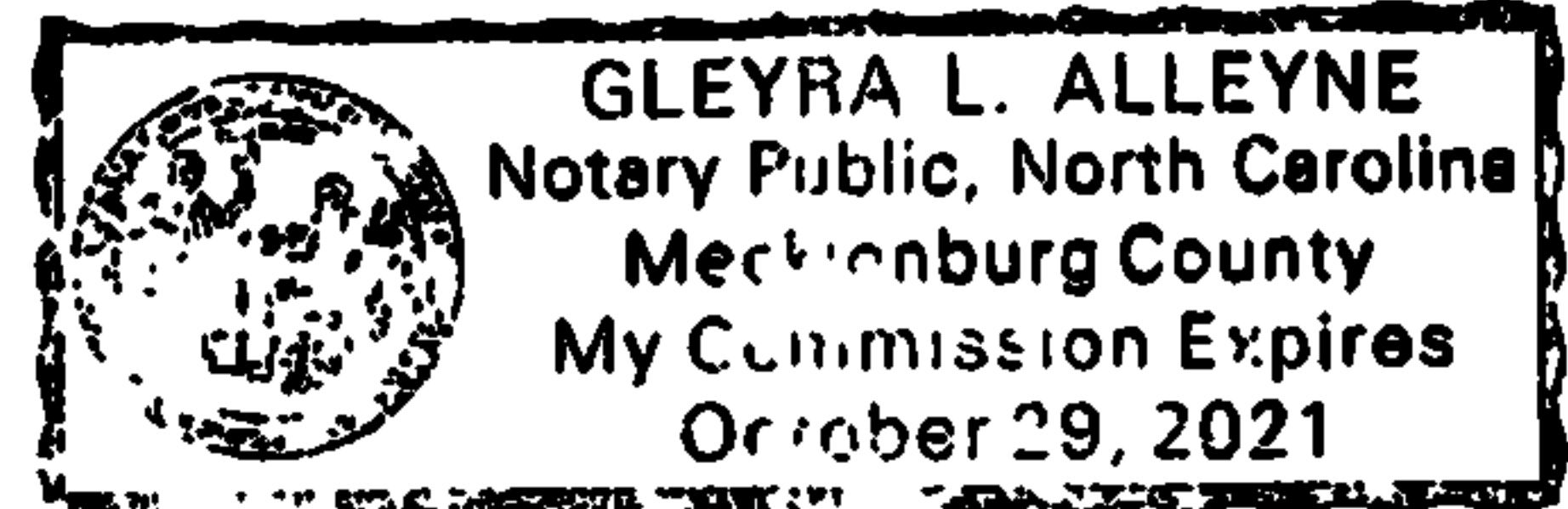
Witness my hand and (where an official seal is required by law) official seal this the 16th day of July, 2019.

Gleyra L Alleyne
(signature of officer)

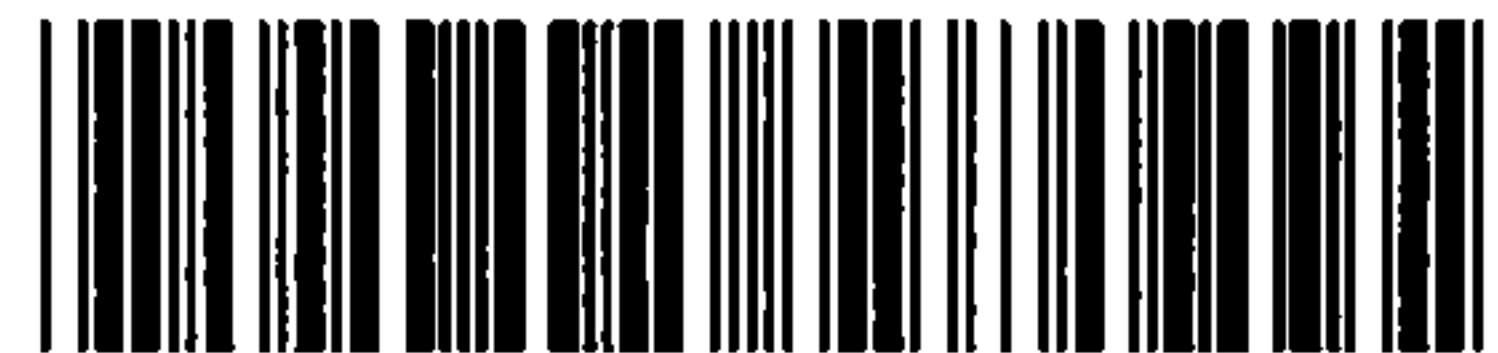
Gleyra L Alleyne
Type or Print Name of Notary

Notary Public, State of North Carolina

My Commission Expires: 10/29/2021



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Attest
Mortgage Electronic Registration Systems, Inc

Name: Steven Drodgy

Title: Assistant Secretary

_____[Space Below This Line For Acknowledgments]_____

State of NORTH CAROLINA

County of MECKLENBURG

I, Gleyra C Alleyne, a Notary Public in and for said state, (name/title of official) do hereby
certify that Steven Drodgy, the Assistant Secretary of Mortgage Electronic
Registration Systems, Inc, personally appeared before me on this day and acknowledged the due
execution of the foregoing instrument.

Witness my hand and (where an official seal is required by law)

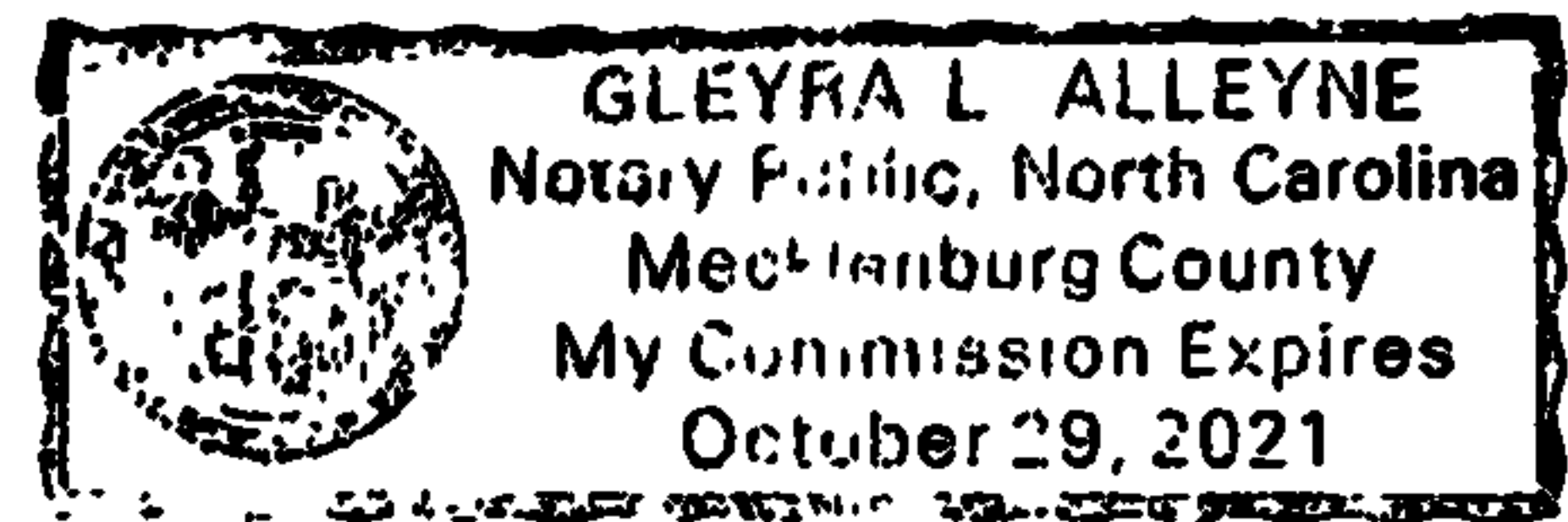
official seal this the 16th day of July, 2019.

Gleyra C Alleyne
(signature of officer)

Gleyra C Alleyne
Type or Print Name of Notary

Notary Public, State of North Carolina

My Commission Expires: 10/29/2021



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Exhibit "A"

Loan Number: **2006411132**

Property Address: **426 CHESSER PLANTATN LN, CHELSEA, AL 35043**

Legal Description:

LOT 85, ACCORDING TO THE AMENDED SURVEY OF CHESSER PLANTATION, PHASE 1, SECTOR 1 RECORDED IN MAP BOOK 31, PAGE 21 A AND B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS, AS MORE PARTICULARLY DESCRIBED IN THE CHESSER PLANTATION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 2002030600010788 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER REFERRED TO AS THE DECLARATION)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/19/2019 08:25:54 AM
\$284.25 CHERRY
20190719000256930

Allie S. Bevil



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12338 06/18 Exhibit A Legal Description Attachment



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