



20200914000408320 1/4 \$305.20
Shelby Cnty Judge of Probate, AL
09/14/2020 10:28:24 AM FILED/CERT

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PREPARED BY & RETURN TO:

Leslie Jones-Leslie
RE: Mtg Loan #8000404858
BANCORPSOUTH BANK
2778 WEST JACKSON ST
TUPELO MS 38802
(662) 678-7543

LOAN MODIFICATION AGREEMENT

This Loan Modification Agreement (“Agreement”), made this 6th day of May 2020, between Angela Royale Blackwell, an unmarried woman (“Borrower”) and BancorpSouth Bank (“Lender”), amends and supplements (1) the Mortgage, Deed of Trust or Security Deed (the “Security Instrument”), and Timely Payment Rewards Rider, if any, June 27, 2013 and recorded in Instrument 20130710000280780 page 1-10, of the Judge of Probate 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 1428 Oak Park Cir, Helena, AL 35080 the real property described being set forth as follows:

See Attached

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 May 1, 2020, the amount payable under the Note and the Security Instrument (the “Unpaid Principal Balance”) is U.S. \$182,755.83 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

The yearly rate of 3.625% from May 1, 2020, and Borrower promises to pay monthly payments of principal and interest in the amount of \$833.47 beginning on the 1st day of June 2020, and shall continue the monthly payments thereafter on the same day of each succeeding month until principal and interest are paid in full.


If on 05/01/2050, (the “Maturity Date”), Borrower still owes amounts under the Note and 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.

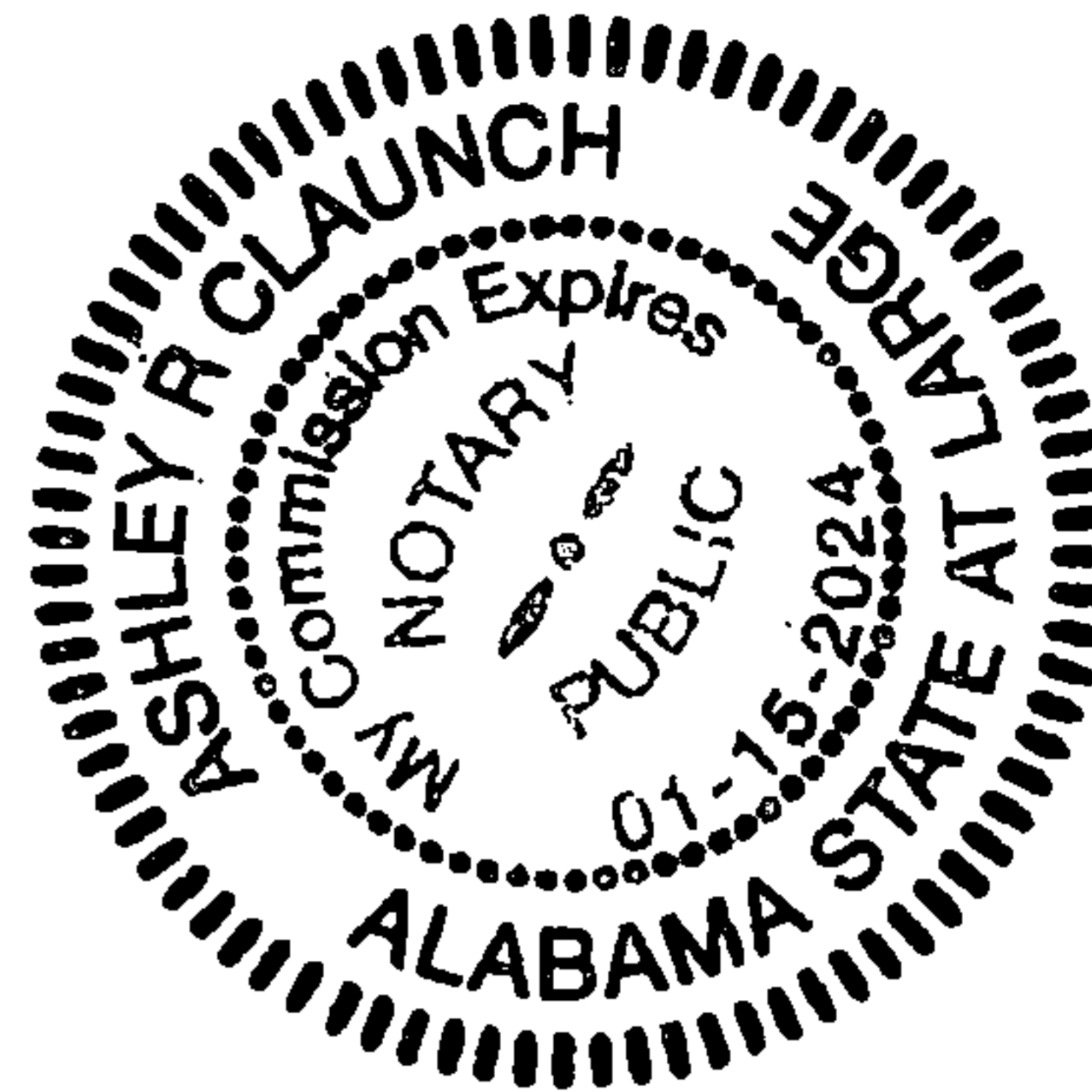
4. Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that Borrower 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, including, where applicable, the Timely Payment Rewards rate reduction, as described in paragraph 1 of the Timely Payment Rewards Addendum to Note and paragraph A.1. of the Timely Payment Rewards Rider. By executing this Agreement, Borrower waives any Timely Payment Rewards rate reduction to which Borrower may have otherwise been entitled; and
 - (b) all terms and provisions of any adjustable rate rider or Timely Payment Rewards Rider, where applicable, 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) Borrower has no right of set-off or counterclaim, or any defense to the obligations of the Note or Security Instrument.
 - (d) 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.
 - (e) 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.
 - (f) 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.


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[Signature]
Borrower

Ashley M. Claunch
Unofficial Witness

State of Alabama
County of Jefferson



Personally appeared before me, the undersigned authority in and for the said county and state, on this 12 day of May 2020, with in my jurisdiction, within named Wells Fargo - Trade Crossings, who acknowledged that he/she/they executed the above and foregoing instrument.

My Commission Expires: 01/15/2024

[Signature]
Notary Public



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[Signature]
BancorpSouth Bank Officer

[Signature]
BancorpSouth Bank Officer

Unofficial Witness

State of Mississippi
County of Lee

Personally appeared before me, the undersigned authority, in and for said County and State, the within named Julie Clemmer and Debbie Wheeler who are the First Vice President and Assistant Vice President of BancorpSouth Bank, Tupelo, Mississippi, who acknowledge that they signed, sealed and delivered the foregoing instrument on the date named therein as officer of said corporation, and that they are duly authorized and empowered so to do by resolution of the Board of Directors of said Corporation.

Given under my hand and seal this the 11th day of September, 2020

My commission Expires:
2/09/2024



[Signature]
Notary Public

**Attached Exhibit A for mortgage
Blackwell to BancorpSouth Bank
June 27, 2013**

Legal description

**Lot 30, according to the Map of Oak Park, Sector 1, as recorded in Map Book 23,
Page 129, in the Probate Office of Shelby County, Alabama.**

Initial ARB



20200914000408320 4/4 \$305.20
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20130710000280780 8/10 \$345.45
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07/10/2013 09:53:09 AM FILED/CERT