

20210602000269190
06/02/2021 11:57:10 AM
MORT 1/18

After Recording Return To:

Flagstar Bank, FSB
Final Documents Mail Stop W-535-1 5151 Corporate Drive
Troy, Michigan 48098
Loan Number: 505532566

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MORTGAGE

MIN: 100052550553256651

MERS Phone: 888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) **"Security Instrument"** means this document, which is dated MARCH 19, 2021, together with all Riders to this document.

(B) **"Borrower"** is Roger Dale ~~XXXXXXXX~~ **WALLACE** and Paula K Wallace, for and during their joint lives and upon the death of either of them, then to the survivor of them

Borrower is the mortgagor under this Security Instrument.

(C) **"MERS"** is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the mortgagee under this Security Instrument.** 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.

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(G) **"Loan"** means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(H) **"Riders"** means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- | | |
|--|--|
| ☐ Adjustable Rate Rider | ☒ Planned Unit Development Rider |
| ☐ Balloon Rider | ☐ Biweekly Payment Rider |
| ☐ 1-4 Family Rider | ☐ Second Home Rider |
| ☐ Condominium Rider | ☐ Other(s) [specify] |

(I) **"Applicable Law"** means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF
A.P.N. : 149322003035000

which currently has the address of 169 COVE LN

[Street]

PELHAM

[City]

, Alabama 35124-2868 ("Property Address"):

[Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

 (Seal)
ROGER DALE WALLACE -Borrower

 (Seal)
Paula K Wallace -Borrower

Witness

Witness

[Space Below This Line For Acknowledgment]

State of ALABAMA)

County of Shelby)

I, John Caldwell (name of officer),

a Notary Public in and for said State at Large, hereby certify that ROGER DALE WALLACE AND Paula K Wallace

whose name is signed to the foregoing Mortgage (document title or description),

and who is known to me, acknowledged before me on this day that, being informed of the contents of the Mortgage (document title or description),

he/she executed the same voluntarily on the day the same bears date.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this PUD Rider.

 (Seal)
ROGER DALE WALLACE -Borrower

 (Seal)
Paula K Wallace -Borrower

