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12/29/2021 09:04:28 AM
MORTAMEN 1/7

This Document Prepared By:
KEIMYA GRANT
FLAGSTAR BANK, FSB
532 RIVERSIDE AVE.
JACKSONVILLE, FL 32202
800-393-4887

When Recorded Mail To:
FIRST AMERICAN TITLE CO.
FAMS – DTO RECORDING
3 FIRST AMERICAN WAY
SANTA ANA, CA 92707-9991

Source of Title: INSTRUMENT NO. 20170502000150320

Tax/Parcel #: 07-4-17-0-000-011-004

_____ [Space Above This Line for Recording Data] _____

Original Principal Amount: \$172,000.00 **Fannie Mae Loan No.: 4012807963**

Unpaid Principal Amount: \$164,094.95 **Loan No: 0440036546**

New Principal Amount: \$180,723.30

New Money (Cap): \$16,628.35

LOAN MODIFICATION AGREEMENT (MORTGAGE)

(Providing for Fixed Interest Rate)

This Loan Modification Agreement (“Agreement”), made this **13TH** day of **DECEMBER, 2021**, between **ROBERT M. HOWARD SR. AND DONI M. HOWARD JOINT TENANTS** (“Borrower”), whose address is **536 REYNOLDS RD, VINCENT, ALABAMA 35178** and **PINGORA LOAN SERVICING, LLC, BY FLAGSTAR BANK FSB, ATTORNEY IN FACT UNDER LIMITED POA** (“Lender”), whose address is **532 RIVERSIDE AVE., JACKSONVILLE, FL 32202**, amends and supplements (1) the Mortgage, Deed of Trust or Security Deed (the “Security Instrument”), dated **APRIL 27, 2017** and recorded on **MAY 2, 2017** in **INSTRUMENT NO. 20170502000150320**, of the **OFFICIAL** 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,

536 REYNOLDS RD, VINCENT, ALABAMA 35178
(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 **DECEMBER 1, 2021**, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. **\$180,723.30**, 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 Balance at the yearly rate of **5.2500%** from **DECEMBER 1, 2021**. Borrower promises to pay monthly payments of principal and interest of U.S. **\$901.57** beginning on the **1ST** day of **JANUARY, 2022** and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The yearly rate of **5.2500%** will remain in effect until the principal and interest are paid in full. If on **DECEMBER 1, 2061** (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
- (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) 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) 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.
- (d) 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.
- (e) 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.

- (f) Borrower authorizes Lender, and Lender's successors and assigns, to share Borrower information including, but not limited to (i) name, address, and telephone number, (ii) Social Security Number, (iii) credit score, (iv) income, (v) payment history, (vi) account balances and activity, including information about any modification or foreclosure relief programs, with Third Parties that can assist Lender and Borrower in obtaining a foreclosure prevention alternative, or otherwise provide support services related to Borrower's loan. For purposes of this section, Third Parties include a counseling agency, state or local Housing Finance Agency or similar entity, any insurer, guarantor, or servicer that insures, guarantees, or services Borrower's loan or any other mortgage loan secured by the Property on which Borrower is obligated, or to any companies that perform support services to them in connection with Borrower's loan.

Borrower consents to being contacted by Lender or Third Parties concerning mortgage assistance relating to Borrower's loan including the trial period plan to modify Borrower's loan, at any telephone number, including mobile telephone number, or email address Borrower has provided to Lender or Third Parties.

By checking this box, Borrower also consents to being contacted by text messaging ☐.

In Witness Whereof, I have executed this Agreement.

Robert M Howard Sr 12-22-21
Borrower: **ROBERT M. HOWARD SR.** Date

Doni M Howard 12-22-21
Borrower: **DONI M. HOWARD** *signing solely to acknowledge this Agreement, but not to incur any personal liability for the debt Date

_____[Space Below This Line for Acknowledgments]_____

BORROWER ACKNOWLEDGMENT

The State of **ALABAMA**)
Shelby County)

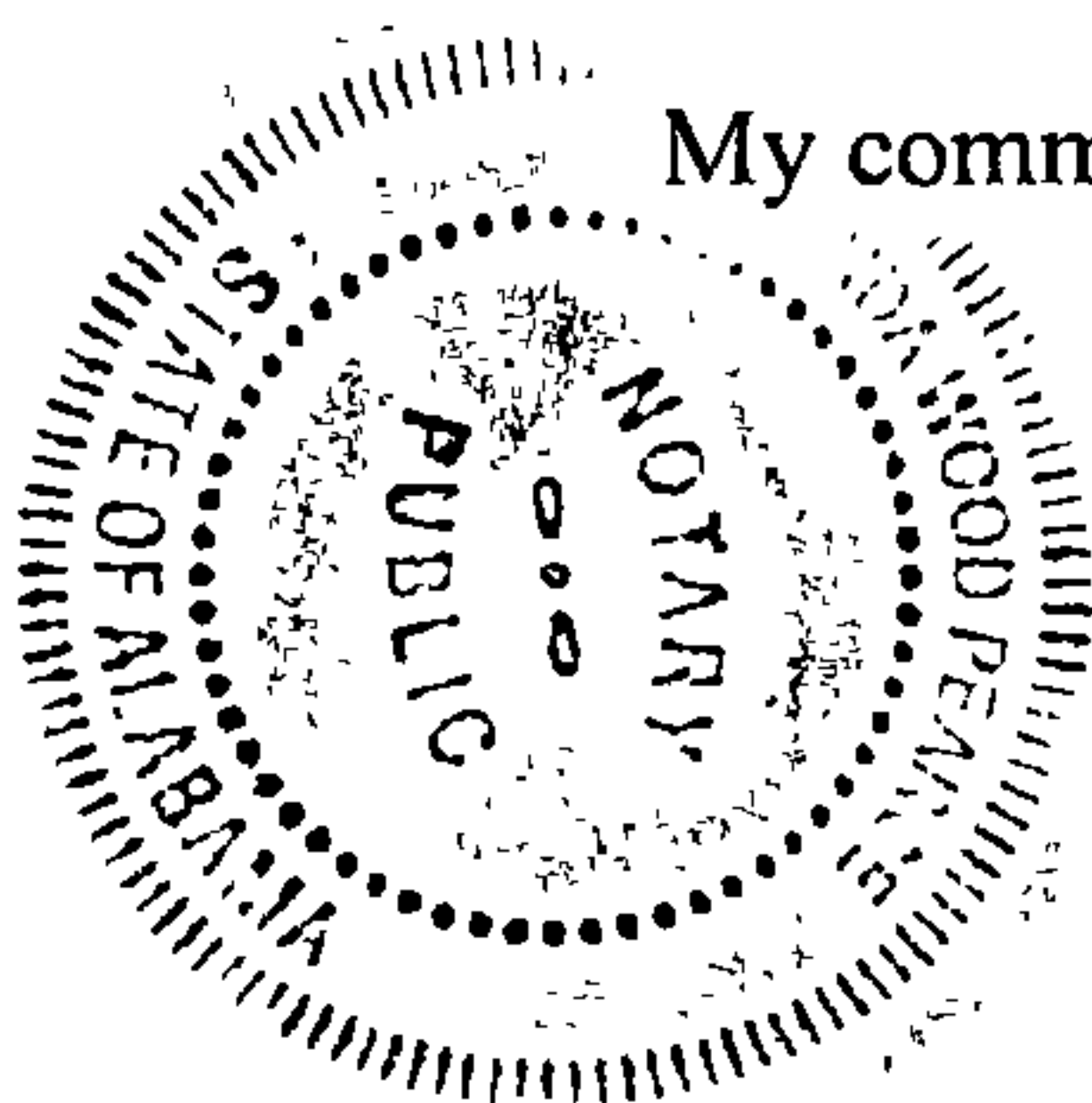
I, a Notary Public, hereby certify that **ROBERT M. HOWARD SR.; DONI M. HOWARD** whose name is signed to the foregoing instrument or conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this 22nd day of December, 2021.

Linda Wood Pearce
Notary Public


Print Name Linda Wood Pearce

My commission expires: 07-31-2022



In Witness Whereof, the Lender has executed this Agreement.

PINGORA LOAN SERVICING, LLC, BY FLAGSTAR BANK FSB, ATTORNEY IN FACT UNDER LIMITED POA


By _____ (print name) _____ Date **DEC 28 2021**
(title)

_____ [Space Below This Line for Acknowledgments] _____

LENDER ACKNOWLEDGMENT


A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On 12/28/2021 before me Diane M. SEARS, Notary Public, personally appeared Tin Ha, who proved to me on the basis of satisfactory evidence to be the person(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 authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 
Signature of Notary Public

(Seal)

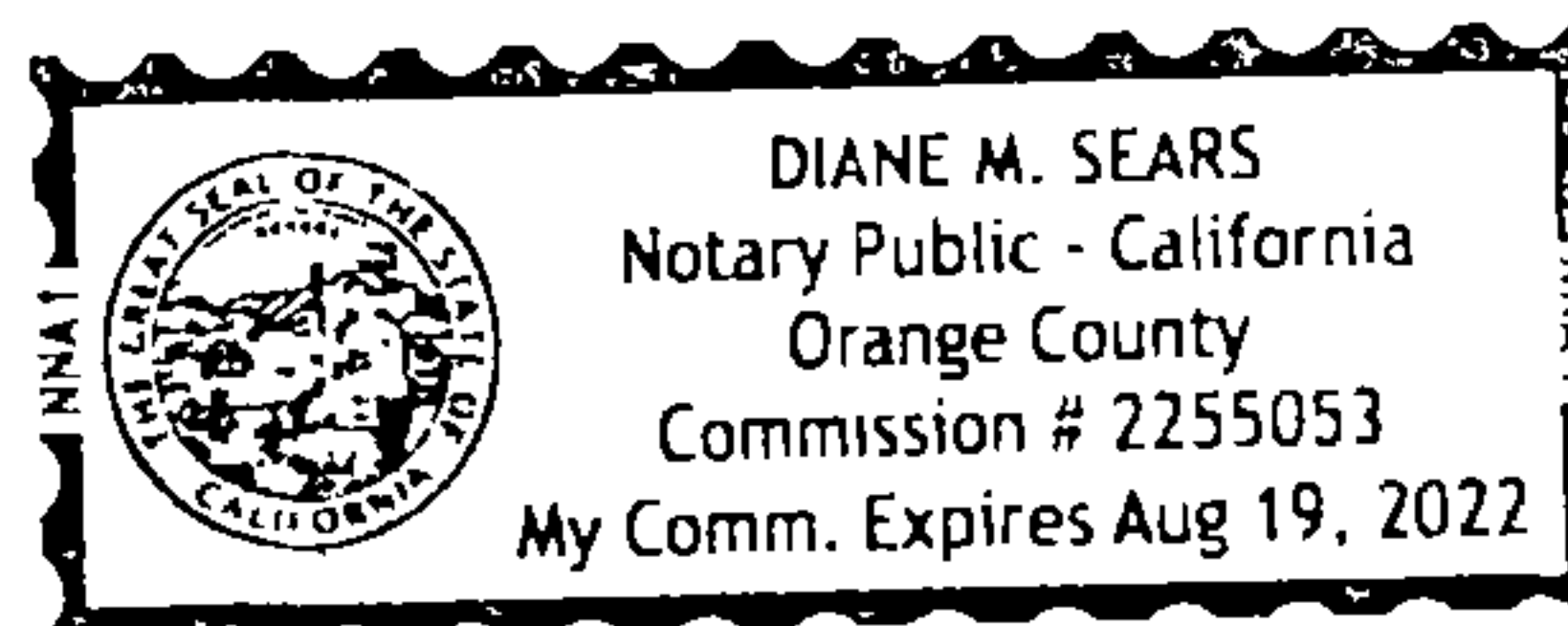


EXHIBIT A

BORROWER(S): ROBERT M. HOWARD SR. AND DONI M. HOWARD JOINT TENANTS

LOAN NUMBER: 0440036546

LEGAL DESCRIPTION:

The land referred to in this document is situated in the CITY OF VINCENT, COUNTY OF SHELBY, STATE OF AL, and described as follows:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA;

THENCE RUN SOUTH 03 DEGREES 28 MINUTES 06 SECONDS EAST FOR 892.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST SAID COURSE OF 365.00 FEET TO THE NORTH EDGE OF A DIRT ROAD; THENCE RUN SOUTH 84 DEGREES 58 MINUTES 29 SECONDS EAST ALONG SAID DIRT ROAD FOR 700.10 FEET MORE OR LESS TO A POINT 699.84 FEET EAST OF THE WEST LINE OF SAID 1/4-1/4; THENCE RUN NORTH 03 DEGREES 28 MINUTES 06 SECONDS EAST FOR 365.00 FEET; THENCE RUN NORTH 84 DEGREES 58 MINUTES 29 SECOND WEST FOR 700.10 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO KNOWN AS: 536 REYNOLDS RD, VINCENT, ALABAMA 35178

LOAN MODIFICATION AGREEMENT - Flex Mod (3179)
04182021_87

 0440036546



Filed and Recorded Page 7
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/29/2021 09:04:28 AM
\$311.20 BRITTANI
20211229000610460

Allie S. Bayal