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MORTAMEN 1/5



This Document Prepared By:
REGINA M. UHL
ASURITYDOCS
717 N. HARWOOD, SUITE 1600
DALLAS, TX 75201

Recording Requested By and Return To:
REGIONS
ATTENTION: ASSUMPTION/MODIFICATION DEPT
5214 LINCOLN RD EXT
HATTIESBURG, MS 39402

[Space Above This Line For Recording Data]
Original Recorded Date: August 23, 2021 Modified Interest Bearing Amount: \$58,904.15
Original Principal Amount: \$18,500.00

MODIFICATION AGREEMENT

for (HELOC's and HELOAN's)

Loan No: 0012051617

This Modification Agreement ("Modification Agreement"), made this 9th day of May, 2024, between DEAN R ST PIERRE AKA DEAN ST PIERRE, HUSBAND AND ELIZABETH J ST PIERRE AKA ELIZABETH ST PIERRE, WIFE, whose address is 1028 RIVIERA DR, CALERA, AL 35040 ("Borrower") and REGIONS BANK, 5214 LINCOLN RD EXT, HATTIESBURG, MS 39402 ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), dated August 6, 2021 and recorded in INSTRUMENT NUMBER 20210823000409820 of the Official Records of the County Recorder's or Clerk's Office of the County of SHELBY COUNTY, Alabama and (2) the Promissory Note, executed by the Borrower in the original principal amount of \$18,500.00 (the "Note"), payable to the Lender, bearing the same date as, and secured by, the Security Instrument, and (3) prior extensions or modifications of the Note and Security Instrument, if any. The Security Instrument covers the real and personal property described in the Security Instrument and defined therein as the "Property," located at:

1028 RIVIERA DR, CALERA, AL 35040
[Property Address]

the real property described being set forth as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

In consideration of the mutual promises and agreements, and for other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the Borrower and Lender hereby agree as follows:

1. **Principal Balance.** The outstanding principal balance under the Note is currently \$58,904.15.

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Initials: 

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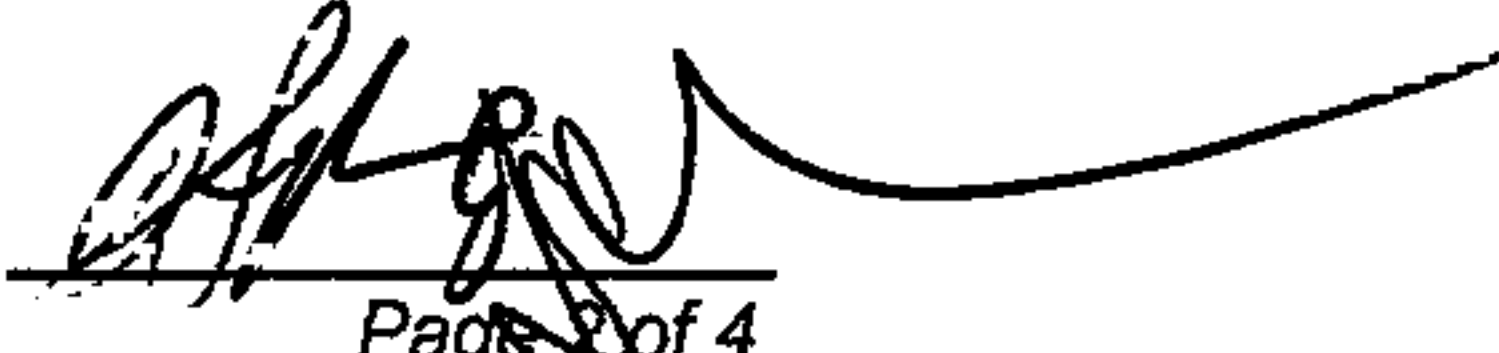
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Loan No: 0012051617

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2. **Interest and Payments.** Interest will accrue and be charged on the Note from **June 1, 2024** at a fixed yearly rate of **6.875%**. Interest will be calculated on the same basis as provided in the Note. Any previously applicable Rate Discounts, however, are discontinued as a condition of this Modification Agreement. The Borrower will pay the principal of and interest on the Note in **360** consecutive monthly installments of **\$386.96** each, on the **first** day of each month commencing **July 1, 2024**. A final installment equal to all of the principal of and interest on the Loan then remaining unpaid shall be due and payable on **June 1, 2054**.
 3. **No Additional Advances.** Lender has no obligation to make any additional advances to Borrower under the Note.
 4. **Effect of Bankruptcy Discharge.** Notwithstanding anything to the contrary contained in this Modification Agreement, Borrower and Lender acknowledge that, if a discharge in bankruptcy that has been granted to Borrower prior to the execution of this Modification Agreement, such discharge is effective and Lender may not pursue Borrower for personal liability. In such event, however, (a) Borrower acknowledges that Lender retains certain rights, including but not limited to the right to foreclose its lien evidenced by the Security Instrument under appropriate circumstances, (b) the parties agree that the consideration for this Modification Agreement is Lender's forbearance from presently exercising its rights and pursuing its remedies under the Security Instrument as a result of Borrower's default thereunder, and (c) nothing in this Modification Agreement shall be construed to be an attempt to collect against Borrower personally or an attempt to revive personal liability.
 5. **Additional Documents.** The Borrower agrees to make and execute other such documents, whether contemporaneous herewith or at a later date, as may be necessary or required to effectuate the terms and conditions of this Modification Agreement, including, without limitation, amendments to the Security Instrument.
 6. **No Novation; Note, Security Agreement Remain in Effect.** This Modification Agreement shall not constitute a novation. Nothing in this Modification Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note or the Security Instrument. Except as specifically modified and amended by this Modification Agreement, the Note shall remain in full force and effect in accordance with their terms, and the Security Instrument shall continue in full force and effect as security for the Note, as the Note has been modified by this Modification Agreement. Nothing in this Modification Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Mortgage.

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Loan No: 0012051617

IN WITNESS WHEREOF, the undersigned have executed this instrument under seal as of the day and date first above written



Dean R St Pierre (Seal)
DEAN R ST PIERRE -Borrower

Elizabeth J St Pierre (Seal)
ELIZABETH J ST PIERRE -Borrower

State of Alabama

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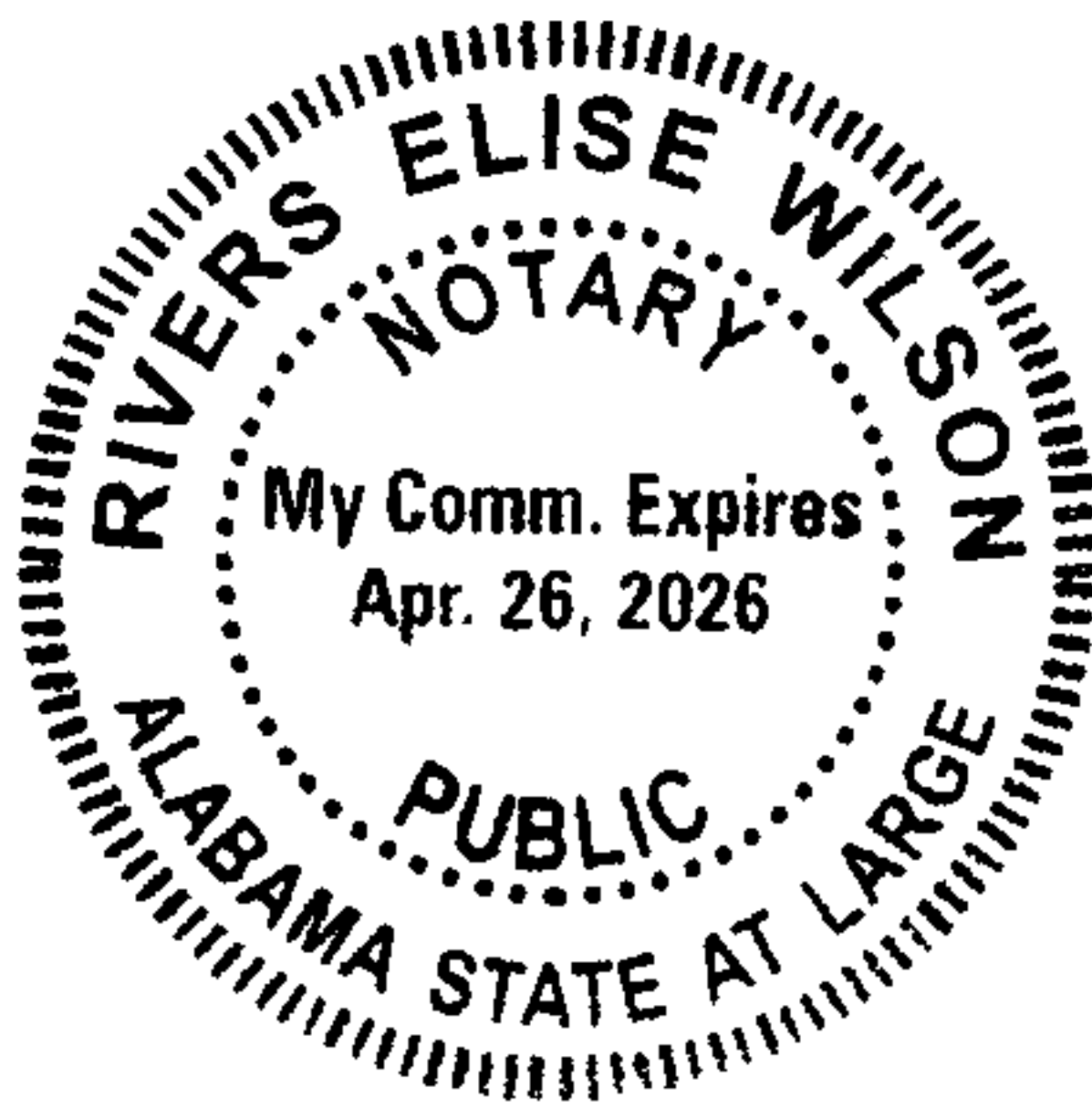
County of SHELBY COUNTY

§

I, Rivers Elise Wilson, a Notary Public, hereby certify that DEAN R ST PIERRE and ELIZABETH J ST PIERRE whose name(s) is/are signed to the foregoing conveyance, and who is/are 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 15th of May 2024.

[Seal]



Rivers Elise Wilson
Notary Public

Rivers Elise Wilson
(Printed Name)

My commission expires: April 26, 2026



Loan No: 0012051617

REGIONS BANK

Lender

By: BOB FILLINGANE

(Seal)

Title: ASSISTANT VICE PRESIDENT

State of

County of

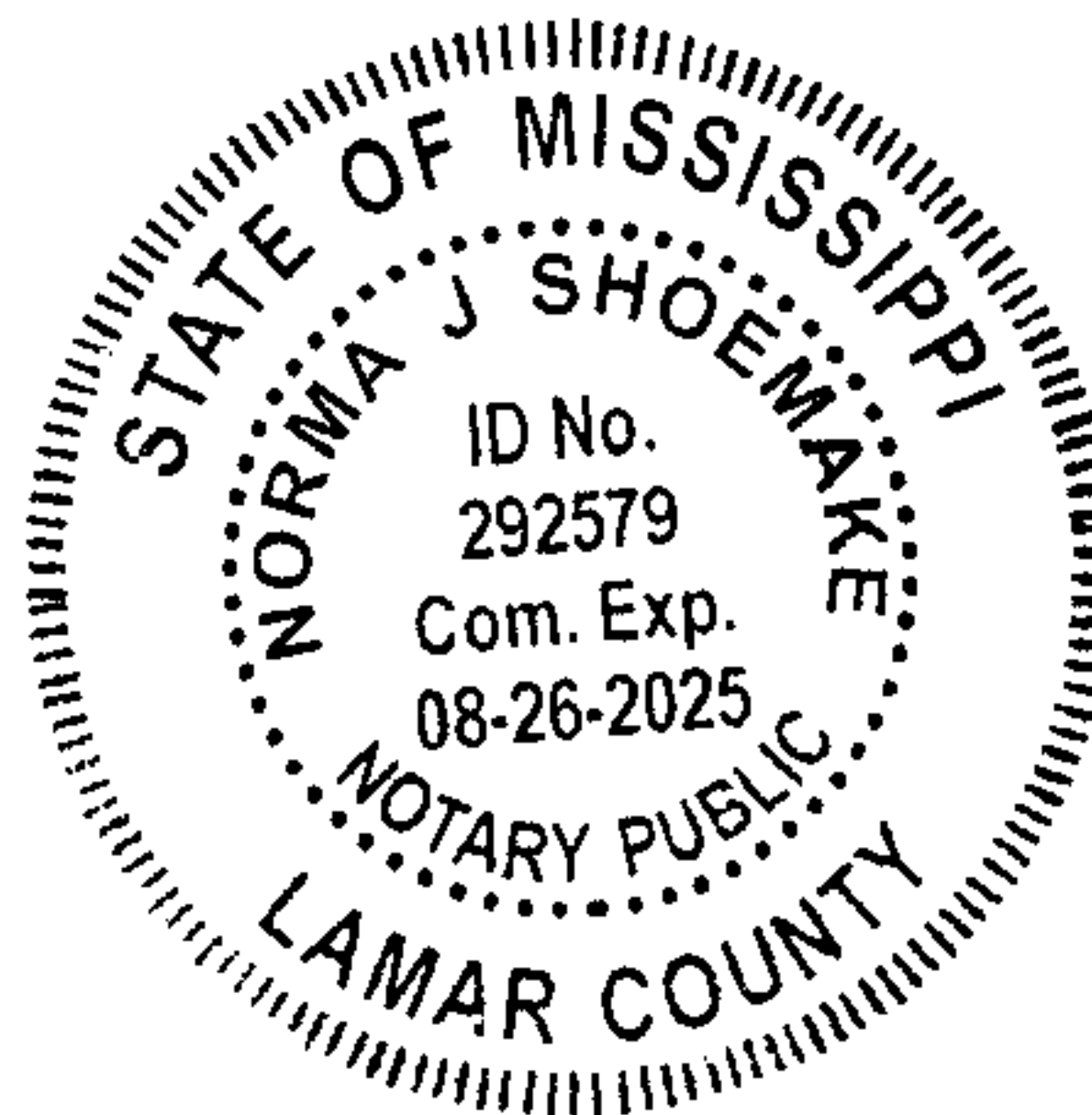
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I, Norma J Shoemaker, a Notary Public in and for said County in said State, hereby certify that **BOB FILLINGANE** whose name as **ASSISTANT VICE PRESIDENT** of **REGIONS BANK**, a **State Chartered Bank**, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said **State Chartered Bank**.

Given under my hand this May 17, 2024.

[Seal]



Norma J Shoemaker
Notary Public

NORMA J SHOEMAKE

(Printed Name)

My commission expires: 08/26/2025

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Initials: [Signature]

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Loan No: 0012051617

LEGAL DESCRIPTION

THE FOLLOWING LANDS AND PROPERTY. TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON, LYING IN CALERA. SHELBY COUNTY, AL TO WIT: LOT 77. ACCORDING TO THE SURVEY OF THE RESERVE AT TIMBERLINE, AS RECORDED IN MAP BOOK 34, PAGE 117 A. B. C AND D.

IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SUBJECT TO CURRENT TAXES, ALL MATTERS OF PUBLIC RECORD, INCLUDING, BUT NOT LIMITED TO EASEMENTS. RESTRICTIONS OF RECORD, AND OTHER MATTER WHICH MAY BE VIEWED BY OBSERVATION. THIS BEING THE SAME PROPERTY CONVEYED TO ELIZABETH ST. PIERRE AND DEAN R. ST. PIERRE. AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP. DATED 01/25/2021 AND RECORDED ON 01/27/2021 IN INSTRUMENT NO. 20210127000044480. IN THE SHELBY COUNTY RECORDERS OFFICE. PARCEL NO. 34 3 06 2 002 032.000

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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/23/2024 08:16:34 AM
\$122.50 PAYGE
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Alli S. Beal