

Recording Requested By/Return To:
JPMORGAN CHASE BANK, N.A.
CHASE RECORDS CENTER
RE: COLLATERAL TRAILING
DOCUMENTS
PO BOX 8000
MONROE, LA 71203

This Instrument Prepared By:

JPMORGAN CHASE BANK, N.A.
3415 VISION DRIVE
COLUMBUS, OHIO 43219-6009

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MODIFICATION AGREEMENT

FHA Case Number 011-684815 7

This modification adds \$2,493.50 to the current principal balance of \$159,242.54. The added amount represents capitalized interest, fees, expenses, and other amounts due under the terms of the original Mortgage, Deed of Trust, or Deed as well as projected escrow shortage amounts. The new unpaid principal balance of the loan, as modified, is \$161,736.04. The original principal balance of the loan on which mortgage and recording taxes were previously paid was \$192,408.00.

Loan Number 1076514245

This Modification Agreement ("Agreement") will become effective on: 1ST day of DECEMBER, 2024, between BETTINA L MORGAN AKA BETTINA MORGAN, SINGLE ("Borrower") and Lender or Servicer (the "Lender"). JPMORGAN CHASE BANK, N.A., S/B/M CHASE HOME FINANCE LLC

This agreement amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed ("Security Instrument"), dated JUNE 29, 2010 and (2) the Note, bearing the same date as, and secured by, the Security Instrument, which covers the real property described in the Security Instrument and defined therein as the "Property", located at:

MODIFICATION AGREEMENT - BAU MOD GLOBAL
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(page 1 of 11 pages)



Loan Number 1076514245

1536 INVERNESS COVE LN, BIRMINGHAM, ALABAMA 35242
(Property Address)

If there is more than one Borrower or Mortgagor executing this document, each is referred to as "I."
For purposes of this document words signifying the singular (such as "I") shall include the plural (such as "we") and vice versa where appropriate.

The real property described being set forth as follows:

LEGAL DESCRIPTION:

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF SHELBY, CITY OF BIRMINGHAM AND STATE OF ALABAMA, DESCRIBED AS FOLLOWS: LOT 98A, ACCORDING TO THE FINAL PLAT OF THE RESIDENTIAL SUBDIVISION INVERNESS COVE, PHASE 2, RESURVEY NO. 1, AS RECORDED IN MAP BOOK 36, PAGE 110 A AND B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SUBJECT TO: (1) TAXES AND ASSESSMENTS FOR THE YEAR 2010 AND SUBSEQUENT YEARS AND NOT YET DUE AND PAYABLE; (2) BUILDING LINE(S) EASEMENT(S) RESTRICTIONS AS SHOWN ON RECORDED MAP; (3) EASEMENT TO ALABAMA POWER COMPANY RECORDED IN REAL 365, PAGE 785; REAL 365, PAGE 819 AND INSTRUMENT 1994-34517, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; (4) EASEMENT TO THE CITY OF HOOVER, AS RECORDED IN INSTRUMENT 1998-24499 AND REAL 365, PAGE 871, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; (5) RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN DEED VOLUME 306, PAGE 10; REAL 84, PAGE 298, REAL 127, PAGE 54 AND REAL 3318, PAGE 27, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; (6) DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN INSTRUMENT 200501 13000020870, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; (7) RESTRICTIVE COVENANTS WITH GRANT OF LAND EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT 20050804000396590 AND IN INSTRUMENT 2005103 1000563550, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; (8) DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN INSTRUMENT 20051006000521560 AND AMENDMENT TO DECLARATION AS RECORDED IN INSTRUMENT 20060130000047870, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. PARCEL ID: 101020012058000

REFERENCE NUMBERS OF DOCUMENTS MODIFIED
RECORDED JULY 8, 2010 INSTRUMENT NO. 20100708000216780

Tax Parcel No: 101020012058000

If my representations in Section 1 continue to be true in all material respects, then the provisions of Section 2 of this Agreement will, as set forth in Section 2, amend and supplement (i) the Security Instrument, and (ii) the Note. The Security Instrument and Note together, as may previously have been amended, are referred to as the "Loan Documents." Capitalized terms used in this Agreement have the meaning given to them in the Loan Documents.

If required, I have provided confirmation of my financial hardship and documents to permit verification of all of my income to determine whether I qualify for the offer described in this Agreement. This Agreement will not take effect unless and until the Lender signs it. I further understand and agree that

MODIFICATION AGREEMENT - BAU MOD GLOBAL
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WF632
(page 2 of 11 pages)



Loan Number 1076514245

the Lender will not be obligated or bound to make any modifications of the Loan Documents if I fail to meet any of the requirements under this Agreement.

1. **My Representations.** I represent to the Lender and agree:

- A. I am experiencing a financial hardship and, as a result, am either in default under the Loan Documents or a default is imminent.
- B. The Property is neither in a state of disrepair, nor condemned.
- C. There has been no impermissible change of ownership of the Property since I signed the Loan Documents. A permissible change of ownership would be any transfer that the Lender is required by law to allow, such as a transfer to add or remove a family member, spouse or domestic partner of the undersigned in the event of a death, divorce or marriage.
- D. I am not a party to any litigation involving the Loan Documents, except to the extent I may be a defendant in a foreclosure action.
- E. If required, I have provided documentation for all income that I earn.
- F. All documents and information I provide pursuant to this Agreement are true and correct.

2. **The Modification.** The Loan Documents are hereby modified as of **DECEMBER 01, 2024** ("Modification Effective Date"), and all unpaid late charges are waived. The first modified payment will be due on the date set forth in this Section 2:

- A. The Maturity Date will be: **FEBRUARY 01, 2052**.
- B. The modified principal balance of my Note will include all unpaid amounts and arrearages (excluding unpaid late charges) and may include amounts toward taxes, insurance, or other assessments including any projected escrow shortage as required by the Federal Housing Administration (FHA). I expressly agree that any such projected escrow shortage amount shall be included in the New Principal Balance of my Note. The new principal balance of my Note is **\$161,736.04** ("New Principal Balance").
- C. **\$24,208.11** of the New Principal Balance shall be deferred ("Deferred Principal Balance"), and I will not pay interest or make monthly payments on this amount. The New Principal Balance less the Deferred Principal Balance shall be referred to as the "Interest Bearing Principal Balance" and this amount is **\$137,527.93**.

Interest will begin to accrue on the Interest Bearing Principal Balance of **\$137,527.93** as of **NOVEMBER 01, 2024**. The first new monthly payment on the Interest Bearing Principal Balance will be due on **DECEMBER 01, 2024**, and monthly on the same date thereafter.

The Interest Bearing Principal Balance will re-amortize over **327** months.



Loan Number 1076514245

This Section 2.C does not apply to the repayment of any Deferred Principal Balance and such a balance will be repaid in accordance with Section 2.D. The payment schedule for the modified Loan is as follows:

Interest will accrue on the Interest Bearing Principal Balance at the rate of **3.250%** annually. The monthly payment amount for principal and interest will be **\$634.48**, which is an amount sufficient to amortize the Interest Bearing Principal Balance over a period of **327** months.

Years	Interest Rate	Interest Rate Change Date	Monthly Principal & Interest Payment Amount	Estimated Monthly Escrow Payment Amount	Total Monthly Payment	Payment Begins on	Number of Monthly Payments
27	3.250%	11/01/2024	\$634.48	\$388.41, may adjust periodically	\$1,022.89, may adjust periodically	12/01/2024	327

The above terms in this Section 2.C shall supersede any provisions to the contrary in the Loan Documents, including, but not limited to, provisions for an adjustable or step interest rate.

I understand that, if I have a pay option adjustable-rate mortgage loan, upon modification, the minimum monthly payment option, the interest-only option, or any other payment options will no longer be offered and that the monthly payments described in the above payment schedule for my modified Loan will be the minimum payment due each month for the remaining term of the Loan. My modified Loan will not have a negative amortization feature that would allow me to pay less than the interest due resulting in any unpaid interest being added to the outstanding principal balance.

If my loan is a daily simple interest loan or an average daily balance loan, I understand and agree that interest will accrue daily and payments will be applied as of the date received by the Lender according to the terms of the Loan Documents. Interest accrues by applying the ratio of the annual interest rate over the number of days in the year (365 or 366 in a leap year), multiplied by the principal balance, multiplied by the actual number of days the principal balance is outstanding.

All payment amounts specified in this Agreement assume that all payments will be made on the payment due date throughout the life of the loan. If I pay before or after the payment due date, the amount of interest will vary and, if my payment is an amortizing payment, the amount allocated between interest and principal will vary. For example, if I pay a monthly amortizing payment after the due date, more of the payment will go toward interest and less toward principal. As a result, the principal may be reduced more slowly over the term of the loan, and there could be a principal balance due at the maturity date of the loan. All accrued and unpaid interest and Escrow Items will be applied before any amounts are applied toward principal.

If there are any scheduled interest adjustment dates in this agreement, my monthly payment



Loan Number 1076514245

will be adjusted to an amount necessary to repay the remaining unpaid balance as of the interest rate adjustment date in substantially equal monthly installments of principal and interest over the remaining term of the loan, assuming I pay on the due date. The Lender will not accept multiple monthly payments in advance of their due date.

- D. Any amounts remaining unpaid under the Loan Documents, will be paid by the earliest of the date I sell or transfer an interest in the Property, subject to Section 3.E below, the date I pay the entire Interest Bearing Principal Balance, or the Maturity Date.
- E. I will be in default if (i) the monthly payments are not made in full by the payment date, or (ii) I do not comply with the terms of the Loan Documents, as modified by this Agreement. If a default rate of interest is permitted under the current Loan Documents, then in the event of default, the interest that will be due on the Interest Bearing Principal Balance will be the rate set forth in Section 2.C., and there will be no interest payable on the Deferred Principal Balance, if any.
- F. If I make a partial prepayment of principal, the Lender may apply that partial prepayment first to any remaining Deferred Principal Balance before applying such partial prepayment to other amounts due under this Agreement or the Loan Documents.
- G. Borrower will pay to Lender on the day payments are due under the Loan Documents as amended by this Agreement, until the Loan is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over the Mortgage as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under the Loan Documents; (d) mortgage insurance premiums, if any, or any sums payable to Lender in lieu of the payment of mortgage insurance premiums in accordance with the Loan Documents; and (e) any community association dues, fees, and assessments that Lender requires to be escrowed. These items are called "Escrow Items." Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in the Loan Documents, as the phrase "covenant and agreement" is used in the Loan Documents. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under the Loan Documents and this Agreement and pay such amount and Borrower shall then be obligated to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with the Loan Documents, and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this paragraph.



Loan Number 1076514245

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under the Real Estate Settlement Procedures Act ("RESPA"), and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Unless an agreement is made in writing or applicable law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender and Borrower can agree in writing, however, that interest shall be paid on the Funds. Lender shall provide Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by the Loan Documents, Lender shall promptly refund to Borrower any Funds held by Lender.

3. Additional Agreements. I agree to the following:

- A. That this Agreement shall supersede the terms of any modification, forbearance, or workout plan, if any, that I previously entered into with the Lender.
- B. To comply, except to the extent that they are modified by this Agreement, or by the U.S. Bankruptcy Code, with all covenants, agreements, and requirements of the Loan Documents including my agreement to make all payments of taxes, insurance premiums, assessments, impounds, and all other payments, the amount of which may change periodically over the term of my Loan. This Agreement does not waive future escrow requirements. If the Loan includes collection for tax and insurance premiums, this collection will continue for the life of the Loan. I agree to the capitalization of any projected escrow shortage amounts under Section 2 of this Agreement, and that the Loan Documents are expressly modified to permit such capitalization.



Loan Number 1076514245

- C. That the Loan Documents are composed of valid, binding agreements, enforceable in accordance with their terms.
- D. That all terms and provisions of the Loan Documents, except as expressly modified by this Agreement, or by the U.S. Bankruptcy Code, remain in full force and effect; nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the obligations contained in the Loan Documents; and that except as otherwise specifically provided in, and as expressly modified by, this Agreement, or by the U.S. Bankruptcy Code, the Lender and I will be bound by, and will comply with, all of the terms and provisions of the Loan Documents.
- E. That, as of the Modification Effective Date, notwithstanding any other provision of the Loan Documents, I agree as follows: If all or any part of the Property or any interest in it is sold or transferred without the Lender's prior written consent, the Lender may, at its option, require immediate payment in full of all sums secured by the Mortgage. However, the Lender shall not exercise this option if federal law prohibits the exercise of such option as of the date of such sale or transfer. If the Lender exercises this option, the Lender shall give me notice of acceleration. The notice shall provide a period of no less than 30 days from the date the notice is delivered or mailed within which all sums secured by the Mortgage will come due. If payment of these sums is not made prior to the expiration of this period, the Lender may invoke any remedies permitted by the Mortgage without further notice or demand on me.
- F. If any document is lost, misplaced, misstated, or inaccurately reflects the true and correct terms and conditions of the Loan Documents as amended by this Agreement, within ten (10) days after my receipt of the Lender's request, I will execute, acknowledge, initial, and deliver to the Lender any documentation the Lender deems necessary to replace or correct the lost, misplaced, misstated or inaccurate document(s). If I fail to do so, I will be liable for any and all loss or damage which the Lender reasonably sustains as a result of my failure.
- G. All payment amounts specified in this Agreement assume that payments will be made as scheduled.
- H. Borrower promises to pay the debt evidenced by the Note and Security Instrument, as modified by this Agreement.
- I. That, if Borrower is in an active bankruptcy case upon execution of this document, Borrower will cooperate fully with Lender in obtaining any required Bankruptcy Court and trustee approvals in accordance with local court rules and procedures. Borrower understands that if such approvals are not received, then the terms of this Agreement will be null and void. If this Agreement becomes null and void, the terms of the original Loan Documents shall continue in full force and effect and such terms shall not be modified by this Agreement.
- J. Furthermore, the date on which I may request cancellation of mortgage insurance may change as a result of the New Principal Balance.



Loan Number 1076514245

- K. If the Borrower(s) received a discharge in a Chapter 7 bankruptcy subsequent to the execution of the Loan Documents, the Lender agrees that such Borrower(s) will not have personal liability on the debt pursuant to this Agreement. If Borrower(s) is in an open bankruptcy case but has not yet received a discharge, then this Agreement is not intended as an attempt to collect a debt. Rather the agreement is intended to modify the Loan Documents to enable the Borrower(s) to continue making voluntary payments and retain the Property.
- L. That in agreeing to the changes to the original Loan Documents as reflected in this Agreement, the Lender has relied upon the truth and accuracy of all of the representations made by the Borrower(s), both in this Agreement and in any documentation provided by or on behalf of the Borrower(s) in connection with this Agreement. If the Lender subsequently determines that such representations or documentation were not truthful or accurate, the Lender may, at its option, rescind this Agreement and reinstate the original terms of the Loan Documents as if this Agreement never occurred.
- M. I acknowledge and agree that if the Lender executing this Agreement is not the current holder/controller or owner of the Note and Mortgage, that such party is the authorized servicing agent for such holder/controller or owner, or its successor in interest, and has full power and authority to bind itself and such holder/controller and owner to the terms of this modification.

THIS WRITTEN LOAN AGREEMENT REPRESENTS THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS, OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES. THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.



Loan Number 1076514245

TO BE SIGNED BY BORROWER ONLY

BORROWER SIGNATURE PAGE TO MODIFICATION AGREEMENT BETWEEN JPMORGAN CHASE BANK, N.A., S/B/M CHASE HOME FINANCE LLC And BETTINA L MORGAN AKA BETTINA MORGAN, SINGLE, LOAN NUMBER 1076514245 WITH A MODIFICATION EFFECTIVE DATE OF DECEMBER 01, 2024

In Witness Whereof, the Borrower(s) have executed this agreement.

Borrower - **BETTINA L MORGAN AKA BETTINA MORGAN**
(Must be signed exactly as shown above)

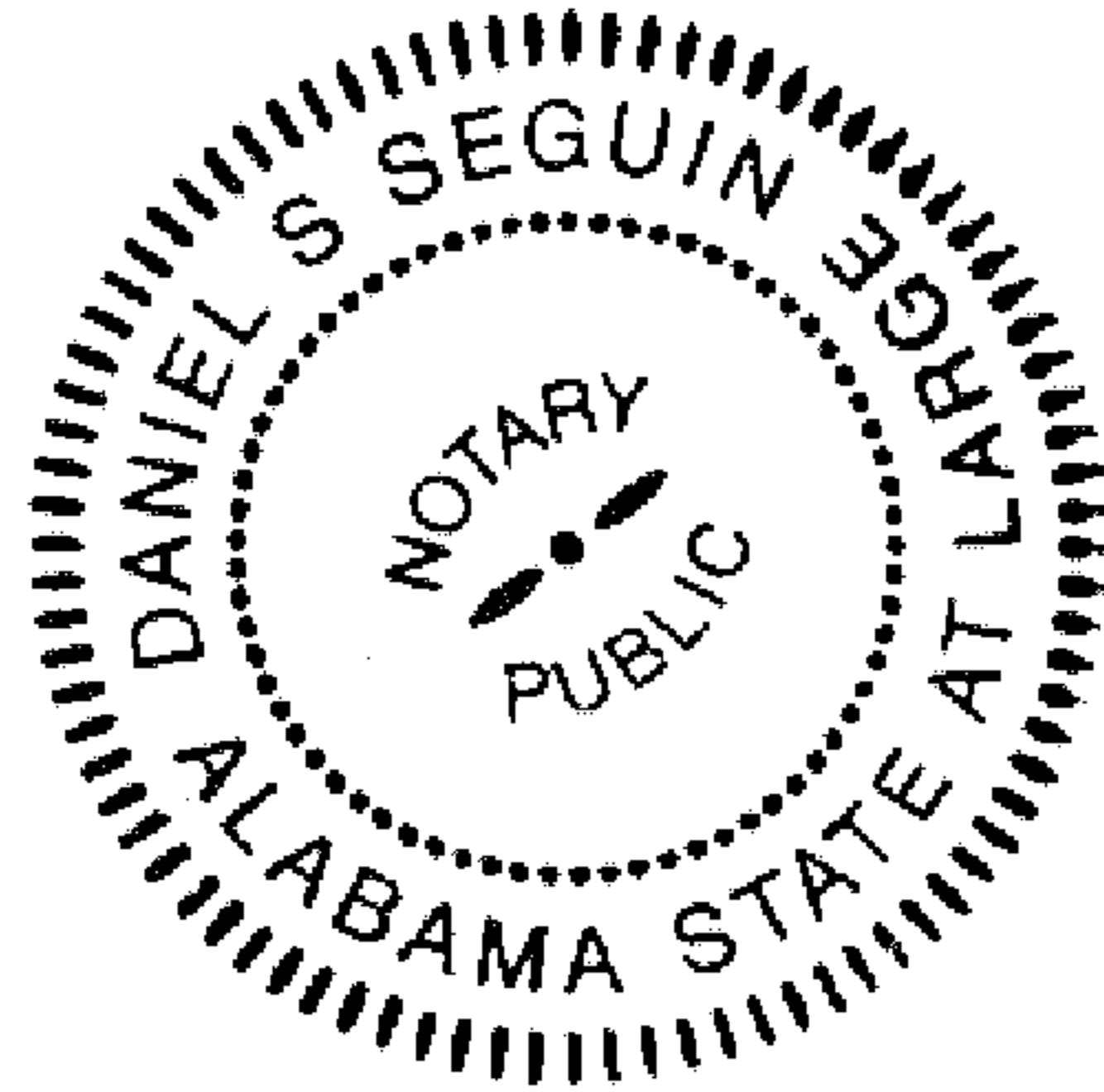
Date: 10/24/24

The State of **ALABAMA** }
Shelby County }
Enter County Here

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **BETTINA L MORGAN AKA BETTINA MORGAN**, 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 24 day of October, A.D.
2024.

[SEAL]



Signature of Notary Public

My Commission expires: 4/20/2026

Loan Number 1076514245

TO BE SIGNED BY LENDER ONLY

LENDER SIGNATURE PAGE TO MODIFICATION AGREEMENT BETWEEN JPMORGAN CHASE BANK, N.A., S/B/M CHASE HOME FINANCE LLC And BETTINA L MORGAN AKA BETTINA MORGAN, SINGLE, LOAN NUMBER 1076514245 WITH A MODIFICATION EFFECTIVE DATE OF DECEMBER 01, 2024

In Witness Whereof, the Lender has executed this Agreement.

Lender

JPMORGAN CHASE BANK, N.A., S/B/M CHASE HOME FINANCE LLC

By: *Tina M. Richard*

Printed Name: **Tina M. Richard**

Vice President-Doc Execution

Date: 11/4/2024




Loan Number 1076514245

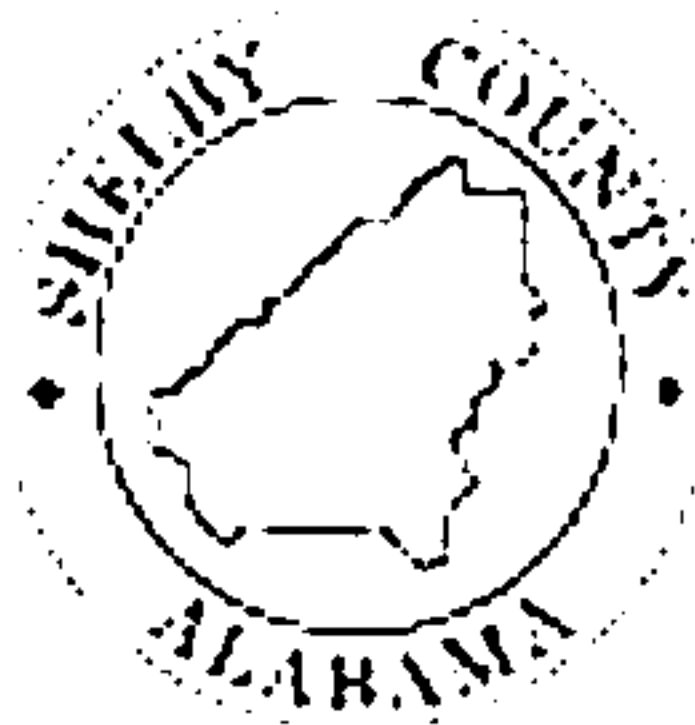
State of LOUISIANA
Parish of OUACHITA

On this 4 day of November, 2024, before me personally appeared Tina M. Richard, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he (or they) executed it as his (or their) free act and deed.

Eva Reese
Ouachita Parish, Louisiana
Lifetime Commission
Notary Public ID # 17070


Notary Public
Printed Name Eva Reese
Ouachita Parish, Louisiana
Lifetime Commission

[Notary Seal]



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/14/2024 03:05:23 PM
\$294.70 JOANN
20241114000354100

