

WHEN RECORDED, RETURN TO:
Mr. Cooper
8950 Cypress Waters Blvd.
Coppell, TX 75019

701826380 / BETHERS
91 Windsor Cir., Pelham, AL 35124

MODIFICATION OF MORTGAGE AGREEMENT

This Modification of MORTGAGE Agreement is entered into as of the 28th day of July, 2025, by and between Nationstar Mortgage LLC d/b/a Mr. Cooper, ("Lender"), whose address is 8950 Cypress Waters Blvd., Dallas, TX 75019 and DANIEL D BETHERS AND DEBORAH G BETHERS ("Borrower"), whose address is 91 WINDSOR CIRCLE, PELHAM, AL 35124.

WITNESSETH, WHEREAS, Borrower gave MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERIBANK, ITS SUCCESSORS AND ASSIGNS that certain MORTGAGE dated 03/30/2015, filed for record on 04/08/2015, as INST # 20150408000111480

and further by Assignment of Mortgage dated 09/25/2020 and recorded 09/29/2020 from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERIBANK, ITS SUCCESSORS AND ASSIGNS, (assignor) TO RUSHMORE LOAN MANAGEMENT SERVICES LLC, (assignee)

and further by Assignment of Mortgage dated 01/24/2023 and recorded 01/24/2023 FROM RUSHMORE LOAN MANAGEMENT SERVICES, LLC, (assignor) to NATIONSTAR MORTGAGE LLC, (assignee), in the Office of the SHELBY County Clerk in the State of ALABAMA to secure a note in the original principal amount of \$406,100.00, encumbering real property and all the improvements thereon, situate in PELHAM, SHELBY County in the State of ALABAMA, described as follows:

SEE EXHIBIT A

Whereas, Lender desires to modify the above-described property and to do so it is necessary for said Security Instrument to encumber the entire Modified parcel, and:

NOW, therefore, for One and no/100 Dollars (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree and acknowledge as follows:

1. The recitals set forth above are true and correct and are incorporated herein as fully as if set forth below.
2. Mortgagee hereby does remise, release, quit claim, exonerate and discharge from the lien and operation of the MORTGAGE all that property described in said MORTGAGE.
3. The Mortgagor and Mortgagee hereby agree and acknowledge that the Security Instrument is modified to substitute the property more particularly described below for and in place of the property described in the Security Instrument, to wit:

SEE EXHIBIT B - LEGAL DESCRIPTION CORRECTION

4. Mortgagor hereby ratifies, confirms and restates all of the representations, covenants and/or warranties set forth in the Security Instrument as to the Property described herein.
5. This modification is intended to supplement the Mortgage dated 03/30/2015, and it modifies the legal description to reflect the true intentions of the parties. It is a first-position mortgage.

IN WITNESS WHEREOF, the parties hereto have set forth their hands and seals as of the date first set forth above.

Nationstar Mortgage LLC d/b/a Mr. Cooper,

By: 
Terefe Tokle
Assistant Secretary

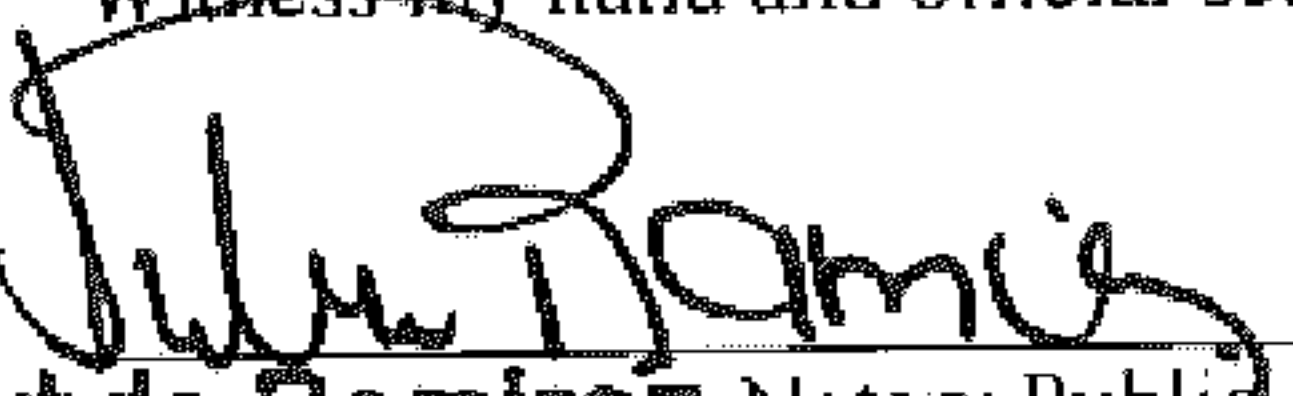

 DANIEL D BETHERS

 DEBORAH G BETHERS

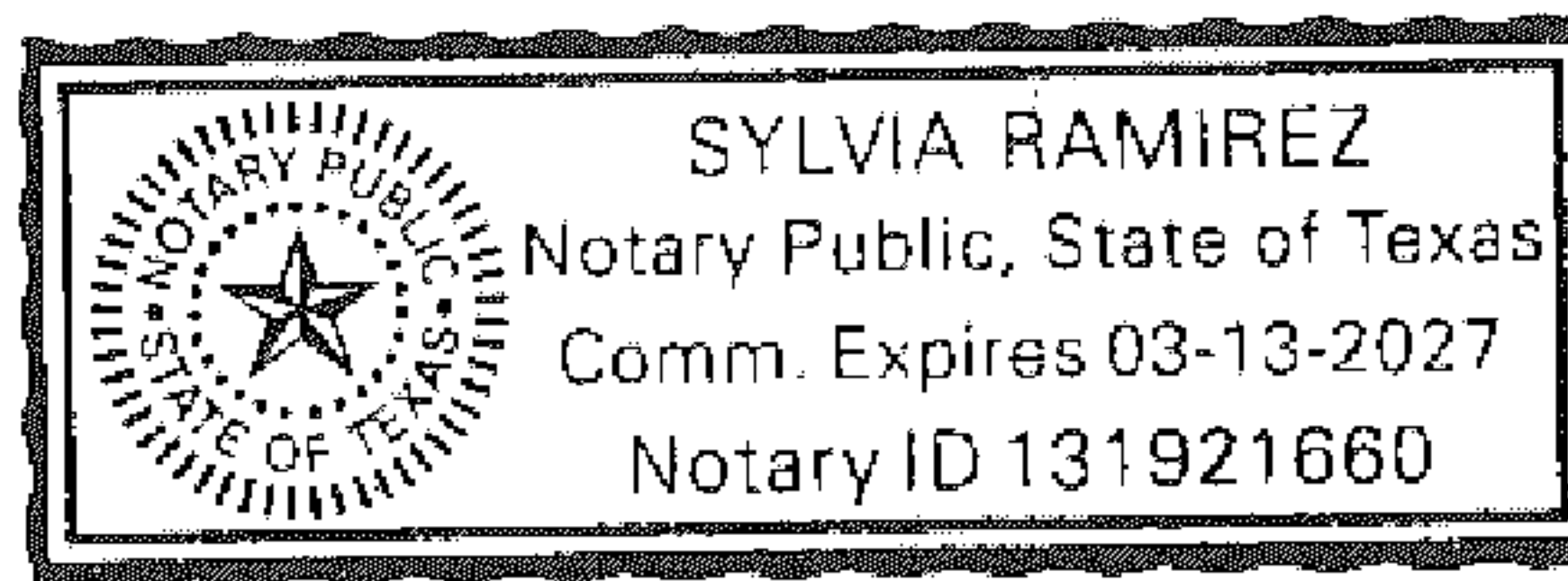
(ALL SIGNATURES MUST BE ACKNOWLEDGED)

STATE OF Texas)
) SS.
 COUNTY OF Dallas)

On JUL 28 2025, personally appeared before me Terefe Tokle; Assistant Secretary of Nationstar Mortgage LLC d/b/a Mr. Cooper, personally known to me (or 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.

Witness my hand and official seal

 Sylvia Ramirez Notary Public

My appointment expires: MAR 13 2027



State of Alabama

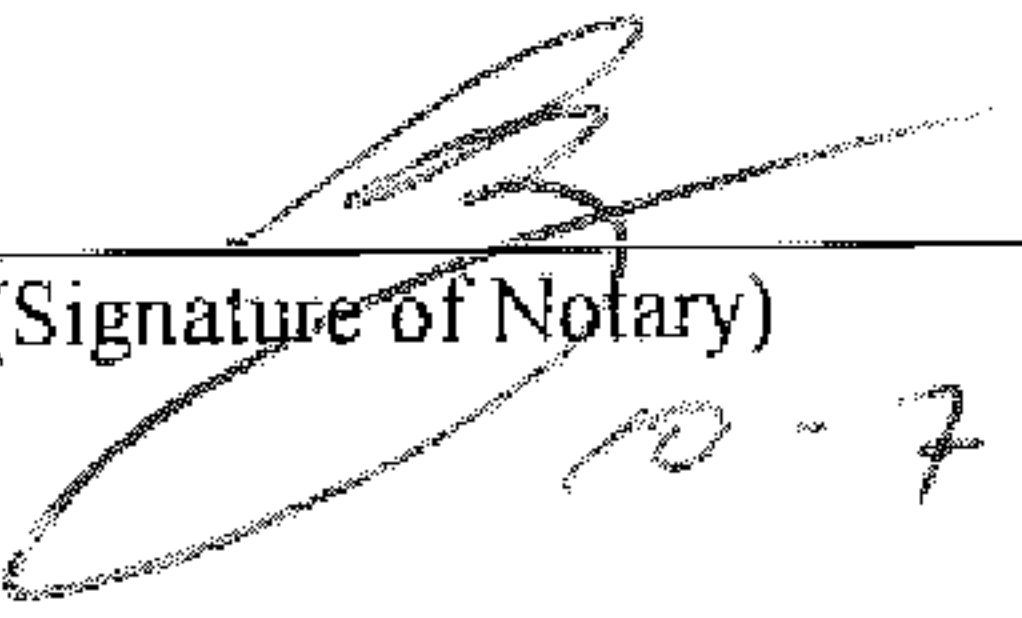
County of Shelby

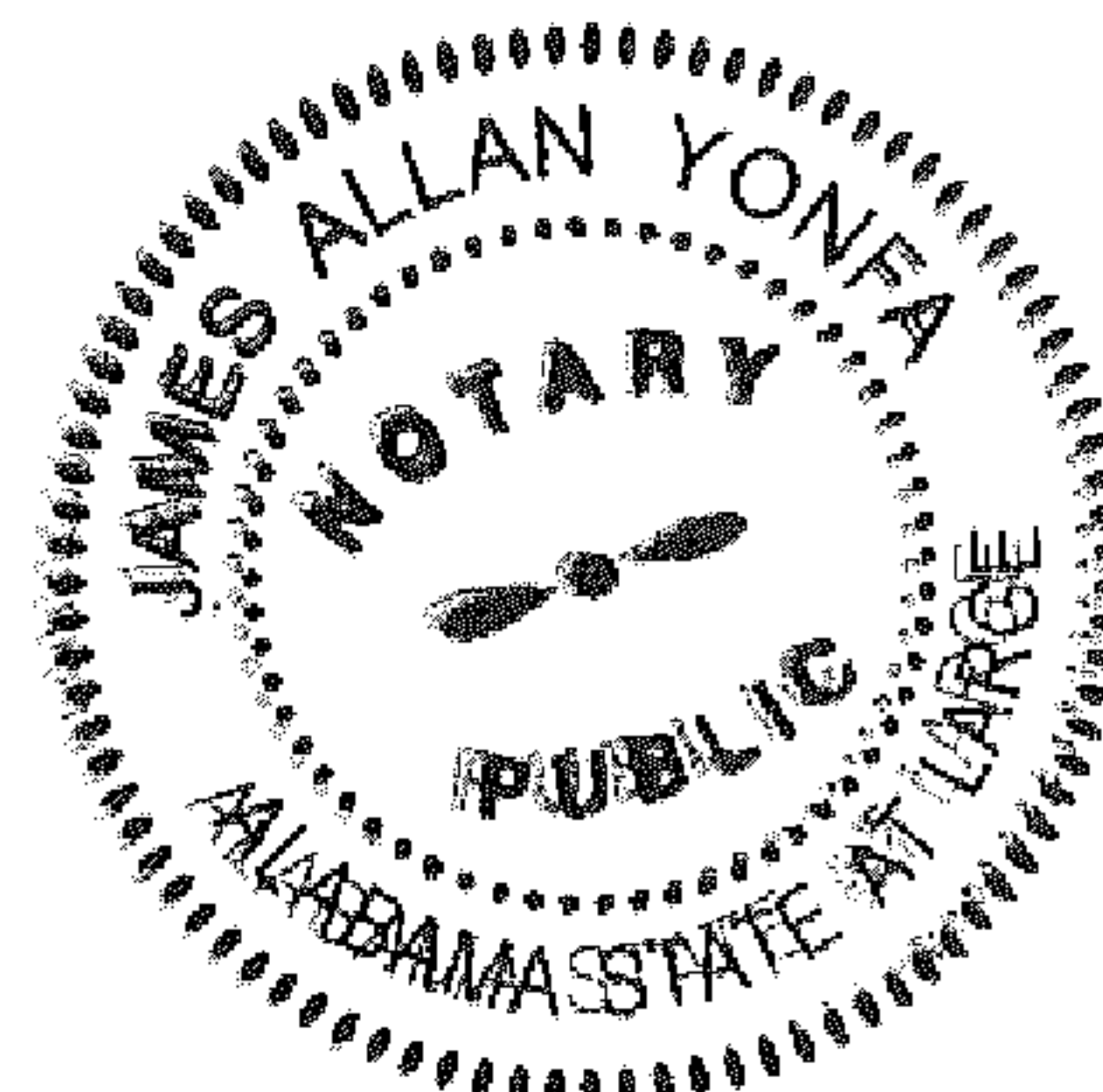
On 8-22-2025, before me, James Allan Yonfa
 (name of notary public)

personally appeared DANIEL D BETHERS AND DEBORAH G BETHERS 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 who acknowledged to me that he/she/they executed the same in their authorized capacity(ies), and by his/her/their signature(s) on the instrument the person(s), or 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 ALABAMA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


 (Signature of Notary)
10-7-2028



20150408000111480 04/08/2015 10:10:24 AM MORT 16/19

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A
(Continued)

EXHIBIT A LEGAL DESCRIPTION

A PART OF THE NE 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA AND RUN THENCE NORTHERLY ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE OF 430.85 FEET TO A STEEL PIN CORNER; THENCE TURN 88 DEGREES 47 MINUTES 30 SECONDS TO THE RIGHT AND RUN EASTERLY ALONG THE BACK LINE OF THE CHESHIRE SUBDIVISION A DISTANCE OF 589.72 FEET TO A STEEL PIN CORNER; THENCE TURN 38 DEGREES 31 MINUTES 20 SECONDS TO THE LEFT AND RUN NORTHEASTERLY ALONG THE BACK LINE OF SAME CHESHIRE SUBDIVISION A DISTANCE OF 692.48 FEET TO A STEEL PIN CORNER; THENCE TURN 126 DEGREES 18 MINUTES 30 SECONDS TO THE RIGHT AND RUN SOUTHERLY A DISTANCE OF 338.71 FEET TO A STEEL PIN CORNER; THENCE TURN 30 DEGREES 38 MINUTES 44 SECONDS TO THE LEFT AND RUN SOUTHEASTERLY A DISTANCE OF 154.76 FEET TO A STEEL PIN CORNER ON THE NORTHERLY MARGIN OF WINDSOR CIRCLE IN A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 42 DEGREES 01 MINUTES 27 SECONDS, A RADIUS OF 380.79 AND A CHORD DISTANCE OF 243.66 FEET; THENCE TURN 93 DEGREES 03 MINUTES 35 SECONDS RIGHT TO CHORD AND RUN SOUTHWESTERLY ALONG THE CHORD OF SAID CURVE A CHORD DISTANCE OF 243.66 FEET TO A STEEL PIN CORNER; THENCE TURN 60 DEGREES 59 MINUTES 17 SECONDS RIGHT FROM CHORD AND RUN NORTHWESTERLY A DISTANCE OF 63.63 FEET TO A STEEL PIN CORNER; THENCE TURN 72 DEGREES 07 MINUTES 28 SECONDS LEFT AND RUN SOUTHWESTERLY A DISTANCE OF 657.00 FEET TO A STEEL PIN CORNER; THENCE TURN 40 DEGREES 26 MINUTES 32 SECONDS RIGHT AND RUN WESTERLY A DISTANCE OF 495.03 FEET TO A STEEL TO A STEEL PIN CORNER ON THE WEST LINE OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 30; THENCE TURN 89 DEGREES 07 MINUTES 19 SECONDS RIGHT AND RUN NORTHERLY ALONG SAID QUARTER-QUARTER LINE A DISTANCE OF 134.12 FEET TO THE POINT OF BEGINNING.

For informational purposes only:

Property Address: 97 Windsor Circle, Pelham, AL 36124

Tax Key No.:

County: SHELBY

EXHIBIT B

CORRECTED LEGAL DESCRIPTION

“Lot 2A, according to Bethers’ Resurvey, as recorded in Map Book 48, Page 97 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.”

FOR INFORMATION ONLY:

Pin #: 14-9-30-0-000-001.036

ADDRESS: 91 WINDSOR CIR – PELHAM, AL 35124



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/25/2025 09:01:00 AM
\$32.00 JOANN
20250825000259750**

Allen S. Bayl