

~~After Recording, Return to:~~
Stockton Mortgage Corporation
88 C. Michael Davenport Blvd.
Frankfort, KY 40601
Attn: Trailing Docs
(502)227-1100

Return to: Rae Bodonyi/ LRS
5061 North Abbe Road, Suite #1
Sheffield Village, Ohio 44035
440.716.1820

Prepared By:
Erin Brady
Stockton Mortgage Corporation
88 C. Michael Davenport Blvd
Frankfort, KY 40601



LOAN MODIFICATION AGREEMENT

FHA Case #013-0642425-703
LO Company NMLS ID 8259
LO NMLS ID 1970622
Loan # 5310232228
MIN # 100274213001446620

This Loan Modification Agreement (this "Agreement") is entered into effective as of 04/04/2025 (the "Effective Date"), between REID GARRETT MADDOX, UNMARRIED MAN ("Borrower") and Stockton Mortgage Corporation ("Lender") and Mortgage Electronic Registration Systems, Inc., ("Mortgagee") amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), dated 01/24/2025 and granted or assigned to Mortgage Electronic Registration Systems, Inc. as mortgagee of record (solely as nominee for Lender and Lender's successors and assigns), P.O. Box 2026, Flint, Michigan 48501-2026.

RECITALS

- A. Lender made a loan to Borrower in the original principal amount of \$ 178,194.00 (the "Loan") evidenced by a real estate lien note (the "Note") dated 01/24/2025 executed by Borrower, payable to the order of Lender.
- B. The Note is secured by the Mortgage Deed of Trust or Deed to Secure Debt ("the Security Instrument"), as recorded in #20250214000044830 on 02/14/2025 of the Real Property Records of Shelby County, AL encumbering certain land in Shelby, AL, described as:

Exhibit "A" attached hereto and made a part hereof.

Together with the Manufactured Home Described as follows:

Make: Clayton Homes

MODEL: Jefferson

Year: 2024

Serial Number(s): Unknown

Length & Width: 60 X 28

together with all improvements on such land and interest associated with such land, all being more specifically described in the Security Instrument (collectively, the "Property").

C. The Note, Security Instrument, and all other documents evidencing, governing, security, and/or guaranteeing the Loan (including this Agreement) are collectively referred to in this Agreement as the "Loan Documents".

D. Borrower has requested lender to reinstate, extend and renew the Loan and to modify certain terms and conditions of the Loan Documents.

E. Lender has agreed to Borrower's request as set forth in this Agreement, subject to Borrower's Satisfaction of all terms and conditions of this Agreement.

F. The term "Borrower" as used herein also includes any reference in this Agreement or the other Loan Documents to Obligor, Maker, Co Maker and/or Grantor.

G. The term "Lender" as used herein also includes any reference in this Agreement or the other Loan Documents to Note Holder, Holder, Payee and/or Beneficiary.

AGREEMENT

1. **Recitals Incorporated.** All recitals set forth above are incorporated in and made a part of this Agreement.

2. **Principal and Interest Now Owing.** As of the Effective Date, the amount payable under the Note and the Security Instrument (the "Unpaid Balance Owed") is U.S. \$178,194.00, consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized.

3. **Amended Note Terms.**

3.1 Borrower's Promise to Pay.

In return for a loan that the Borrower has received, Borrower promises to pay U.S. \$ 178,194.00, (this amount is called "Principal"), plus interest, to the order of the Lender. Borrower will make payments under the Note in the form of cash, check, money order or electronic funds transfer. Borrower understand that the Lender may transfer the Note. The Lender or anyone who takes the Note by Transfer and who is entitled to receive payments under the Note is called the "Note Holder".

3.2 Interest Rate and Payments.

(A) Interest Rate

Interest will be charged on unpaid principal until the full amount of Principal has been paid. Borrower will pay interest at a yearly rate of 6.625%. The interest rate by this Section 3.2 is the rate Borrower will pay both before and after any default described in the Note.

(B) Payments

(1) Place of Payments

Borrower will make monthly payments at 88 C. Michael Davenport Blvd, Frankfort, KY 40601 or at a different place if required by the Note Holder.

(2) Amount and Time of Initial Payments

Borrower will make payments as follows:

Principal and interest are payable in monthly installments of 1,141.00 each month beginning 06/01/2025 and continuing regularly in like installments on the same day of the month in each period. If on 05/01/2055 Borrower still owes amounts under this Note, Borrower will pay those amounts on that date, which is called the "Maturity Date" when all unpaid principal and interest is due and payable. Each installment will be applied first to payment of accrued interest on the unpaid principal, and the remainder will be applied to reduction of unpaid principal.

(C) Accrual Method**(1) Ordinary Method**

All payments of interest shall be computed on the per annum basis of a year of 360 days and assume each period as having an equal number of days unless each such calculation would result in a usurious rate, in which case interest shall be calculated on the per annum basis of a year 365 or 366 days, as the case may be.

(2) Scheduled Installment Earnings Method

Interest will be computed according to the scheduled installment earnings method. The scheduled installment earnings method is a method to compute an interest charge by applying a daily rate to the unpaid balance of the amount financed as if each payment will be made on its scheduled installment date. A payment received before or after the due date does not affect the amount of scheduled principal reduction. The daily rate is equivalent contract rate for a year with the number of days indicated in (C)(1) above.

3.3 Prepayment.

Borrower has the right to make payments of Principal at any time before they are due. A payment of Principal only is known as Prepayment. When Borrower makes a Prepayment, Borrower will tell the Note Holder in writing that Borrower is doing so. Borrower may not designate a payment as a Prepayment if Borrower has not made all the monthly payments due under the Note. Borrower may make a full Prepayment or partial Prepayments without paying a Prepayment charge. The Note Holder will use Borrower's Prepayments to reduce the amount of the Principal that Borrower owes under the Note. However, the Note Holder may apply Borrower's Prepayment to the accrued and unpaid interest on the Prepayment amount, before applying Borrower's Prepayment to reduce the Principal amount of the Note. If Borrower makes a partial Prepayment, there will be no changes in the due dates of Borrower's monthly payment unless the Note Holder agrees in writing to those changes.

3.4 Loan Charges

If a law, which applies to this loan and which sets maximum loan charges, is finally interpreted so that interest or other loan charges collected or to be collected in connection with this loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from me which exceeded permitted limits will be refunded to Borrower. The Note Holder may choose to make this refund by reducing the Principal Borrower owes under this Note or by making a direct payment to Borrower. If a refund reduced Principal, the reduction will be treated as a partial Prepayment.

3.5 Borrower's Failure to Pay as Required.**(A) Default**

If a Borrower does not pay the full amount of each monthly payment on the date it is due, Borrower will be in default.

(B) Default Notice

If Borrower is in default, the Note Holder may send Borrower a written notice telling Borrower that if Borrower does not pay the overdue amount by a certain date, the note Holder may require Borrower to pay immediately the full amount of Principal which has not been paid and all the interest that Borrower owes on that amount. That date must be at least 30 days after the date on which the notice is mailed to Borrower or delivered by other means. This Note may not be accelerated because of a decrease in the market value of the property described above or because of the property owner's default under any indebtedness not evidenced by this Note or the Security Instrument.

(C) No Waiver by Note Holder

Even if, at a time when Borrower is in default, the Note Holder does not require Borrower to pay immediately in full as described above, the Note Holder will still have the right to do so if Borrower is in default at a later time.

(D) Payment of Note Holder's Costs and Expenses

If the Note Holder has required Borrower to pay immediately in full as described above, the Note Holder will have the right to be paid back by Borrower for all of its costs and expenses in enforcing the Note to the extent not prohibited by applicable law. Those expenses include, for example, reasonable attorney's fees.

(E) Not Sufficient Funds Fees

If not prohibited by applicable law, Borrower agrees to pay an amount charged by Lender not to exceed \$30.00 (or the maximum amount allowed by applicable law if applicable law limits said fee to an amount less than \$30.00) for each check, draft, order or other instrument or form of remittance made in payment on the note that is returned to Lender unpaid or dishonored for any reason.

3.6 Giving of Notices.

Unless applicable law requires a different method, any notice that must be given to Borrower under the Note will be given by delivering it or mailing it by first class mail to Borrower at the Property Address above or at a different address if Borrower gives the Note Holder a notice of Borrower's different address. Any notice that must be given to the Note Holder under the Note will be given by delivering it or by mailing it by first class mail to the Note Holder at the address: 88 C. Michael Davenport Blvd., Frankfort, KY 40601, or at a different address if Borrower is given a notice of that different address.

3.7 Waivers

Borrower and any other person who has obligations under the Note waive the rights of Presentment and Notice of Dishonor. "Presentment" means the right to require the Note Holder to demand payment of amounts due. "Notice of Dishonor" means the right to require the Note Holder to give notice to other persons that amounts due have not been paid.

3.7 Applicable Law.

The Note is being executed and delivered and is intended to be performed in the State of AL and shall be construed and enforced in accordance with and governed by the laws of the State of AL and applicable federal law. In the event of a conflict between any provisions of the Note and applicable law, the applicable law shall control to the extent of such conflict and the conflicting provisions contained in the Note shall be modified to the extent necessary to comply with applicable law. All other provisions in the Note will remain fully effective and enforceable.

4. Choice of Law. The Loan Documents, as modified by this Agreement, will be construed in accordance with the laws of the State of AL and the laws of the United States applicable to transactions in AL

5. Modification Supersedes. If there arises by virtue of this Agreement any conflict between any provision of this Agreement and any provision of the Loan Documents, the provisions of this Agreement will supersede any such conflicting provision of the Loan Documents, but only to the extent of such conflict, and all of the Loan Documents are modified as necessary so as to be consistent with the terms of this Agreement.

6. No Other Modifications. Except as modified by this Amendment, the Loan Documents remain in full force and effect, with no other modifications.

7. Entire Agreement and No Oral Agreements. This Agreement and the other Loan Documents constitute the entire agreement and supersede all prior agreements and understandings, both written and oral, between the parties with respect to the subject hereof and thereof.

8. Successors and Assigns. This Agreement will be binding upon and will inure to the benefit of Lender and Borrower and their respective heirs, successors, legal representatives and assigns.

9. Release of Lender. Borrower releases and relinquishes all claims against and forever discharges and holds harmless Lender, its successors, assigns, agents, officers, counsel, directors, employees, and representatives from and against any and all claims, demands or actions of any kind or character, whether known or unknown, against any of the foregoing parties in connection with the Loan, the Loan Documents, and/or the Property which accrued before the Effective Date.

10. **Multiple Counterparts.** This Agreement may be executed in multiple counterparts, each of which is to be deemed an original for all purposes.

11. **Captions.** The captions, headings and arrangements used in this Agreement are for convenience only and do not in any way affect, limit, amplify or otherwise modify the terms and provisions of this Agreement.

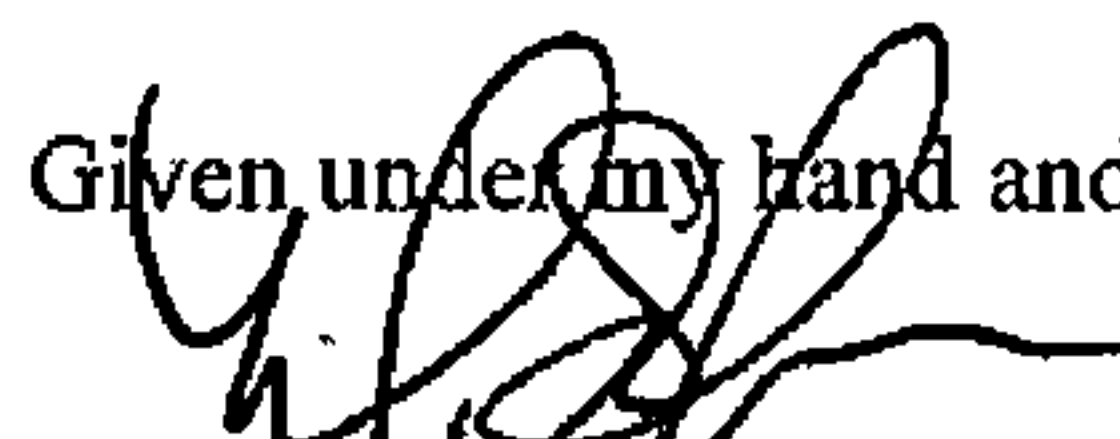


Reid Garrett Maddox

STATE OF AL
COUNTY OF Shelby

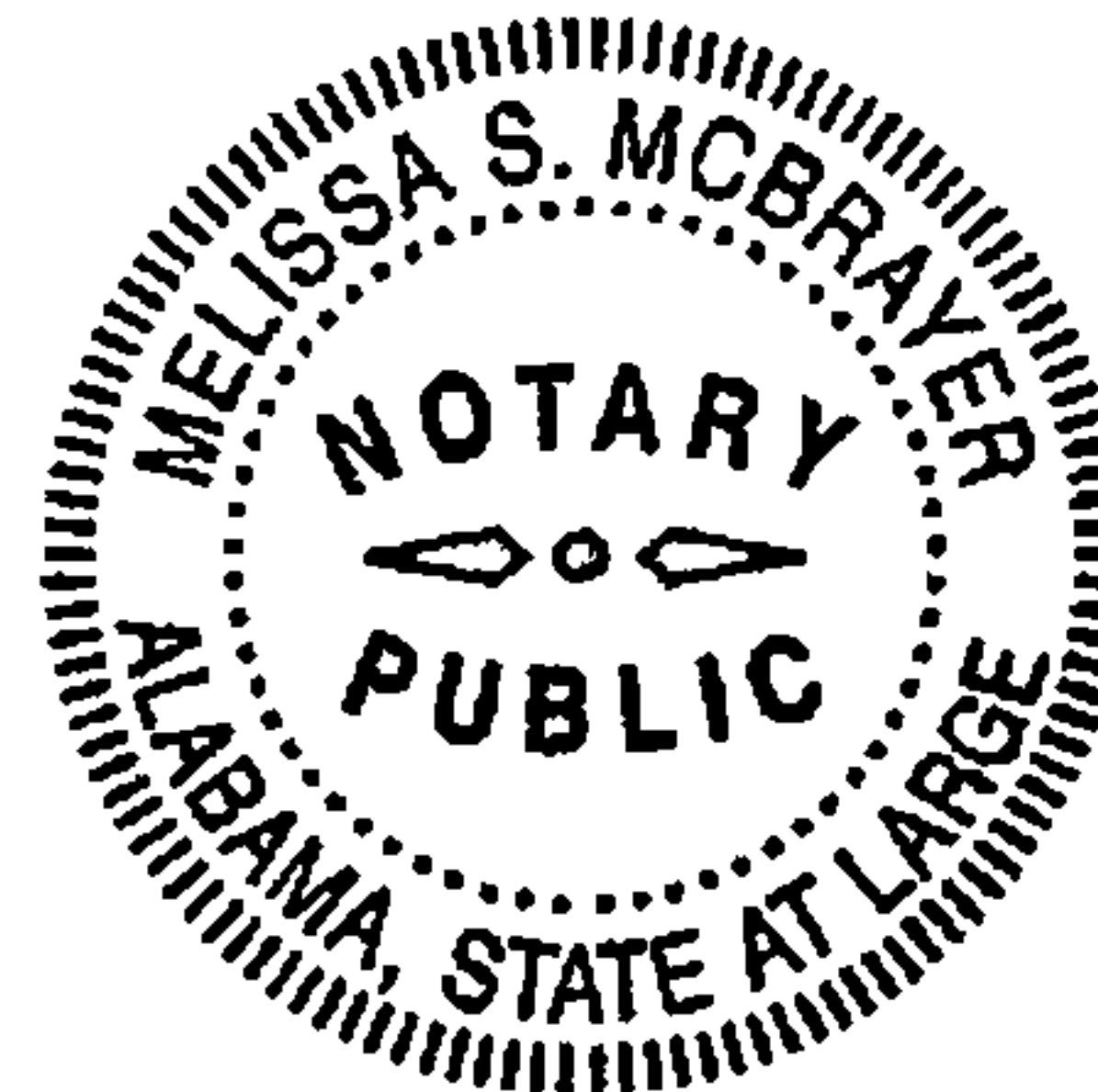
Before me, the undersigned authority, on this day personally appeared Reid Garrett Maddox , known or proved to me according to the law whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she/they voluntarily executed the same of purposes of consideration therein expressed, and in the capacity stated.

Given under my hand and seal this 16th day of June, 20 25


Notary, State of Alabama

Printed Name: Melissa Shannon McBrayer
My Commission Expires:

Melissa S. McBrayer
Notary Public, Alabama State At Large
My Commission Expires: March 15, 2027



Stockton Mortgage Corporation

Loan Modification Agreement

[Signature]

By: Drew Sterling

MLO Org.: Stockton Mortgage Corporation (ID:8259) | MLO Indv: Jason Ingram(ID: 1970622)

Mortgage Electronic Registration Systems, Inc. (Mortgagee)

By: [Signature]

Name: Drew Sterling

Title: Signing Officer

THE STATE OF KY

COUNTY OF Franklin

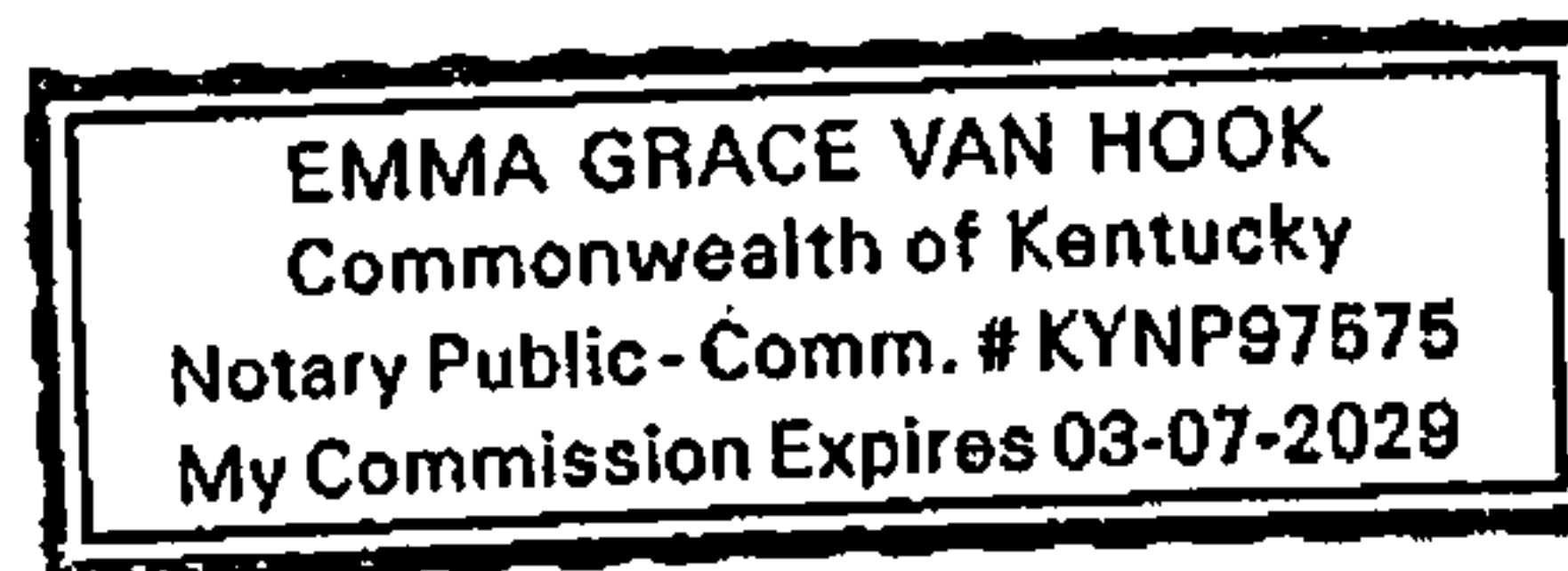
BEFORE ME, the undersigned authority on this day personally appeared Drew Sterling, as Signing Officer of Mortgage Electronic Registration Systems, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, as the act and deed of said Corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17 day of June, 2025.

My Commission Expires: 03-07-2029

Emma Grace Van Hook
Notary Public in for the State of: Kentucky

Printed Name: Emma Grace Van Hook



Order No.: 2002459820

**LEGAL DESCRIPTION
EXHIBIT - A -**

The following described property:

SITUATED IN THE COUNTY OF SHELBY, AND STATE OF ALABAMA, TO-WIT:

LOT 2, MADDOX FAMILY ESTATES, AS RECORDED IN MAP BOOK 60 PAGE 73 IN THE OFFICE
OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE: DEED INSTRUMENT NO. 20241209000377560.

Assessor's Parcel No: 04-3-08-0-000-002.009



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/04/2025 09:38:19 AM
\$41.00 BRITTANI
20250904000271510

Alli S. Boyd