



20250922000290340 1/7 \$41.00
Shelby Cnty Judge of Probate, AL
09/22/2025 11:05:16 AM FILED/CERT



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

Recording Requested By and Return To:
~~REGIONS BANK DBA REGIONS MORTGAGE~~
~~ATTENTION: LOSS MIT MOD DEPT-AX2~~
~~6200 POPLAR AVE. 4TH FL~~
~~MEMPHIS, TN 38119~~

*REM Corporation
731 Rith Lake Ct
Huntsdale IL 60521*

[Space Above This Line For Recording Data]

Original Recorded Date: June 22, 2020
Original Principal Amount: \$286,400.00

Modified Principal Amount: \$313,584.02
Modified Interest Bearing Amount: \$241,210.66

LOAN MODIFICATION AGREEMENT

(Providing for Fixed Interest Rate with Balloon)

THIS LOAN IS PAYABLE IN FULL AT MATURITY. YOU MUST REPAY THE ENTIRE PRINCIPAL BALANCE OF THE LOAN AND UNPAID INTEREST THEN DUE. HOWEVER, IF ANY SCHEDULED PAYMENT IS MORE THAN ONE AND ONE-HALF TIMES AS LARGE AS THE AVERAGE OF EARLIER SCHEDULED PAYMENTS, YOU WILL HAVE THE RIGHT TO REFINANCE THE AMOUNT OF THE BALLOON PAYMENT AT THE TIME IT IS DUE WITHOUT PENALTY. THE TERMS OF THE REFINANCE WILL NOT BE LESS FAVORABLE THAN THE TERMS OF THE ORIGINAL LOAN. IF YOU REFINANCE THIS LOAN AT MATURITY, YOU MAY HAVE TO PAY SOME OR ALL OF THE CLOSING COSTS NORMALLY ASSOCIATED WITH A NEW LOAN EVEN IF YOU OBTAIN REFINANCING FROM THE SAME LENDER.

Loan No: 1897001920

Investor Loan No: 4020675041

This Loan Modification Agreement ("Agreement"), made this 18th day of June, 2025, between TRENT E QUINN AND KATHERINE C QUINN, HUSBAND AND WIFE, whose address is 100 ASHLEIGH RD, HELENA, AL 35080 ("Borrower") and REGIONS BANK as servicer for FANNIE MAE, whose address is 6200 POPLAR AVE 4TH FLOOR, MEMPHIS, TN 38119 ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") dated June 17, 2020 and recorded in INSTRUMENT NUMBER 20200622000253830, of the Official Records of the County Recorder's or Clerk's Office of the County 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

100 ASHLEIGH RD, HELENA, AL 35080
(Property Address)

LOAN MODIFICATION AGREEMENT--Single Family--Fannie Mae UNIFORM INSTRUMENT
ALMD3179
Asurity.com

Form 3179 1/01 (rev. 4/14)
Page 1 of 6
Data ID: 4WBG CJ7



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Loan No: 1897001920

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 exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. As of **June 1, 2025**, the amount payable under the Note and the Security Instrument (the "New Principal Balance") is U.S. **\$313,584.02**, consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized.
2. **\$72,373.36** of the New Principal Balance shall be deferred (the "Deferred Principal Balance") and Borrower 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 **\$241,210.66**. Interest will be charged on the Interest Bearing Principal Balance at the yearly rate of **3.375%**, from **June 1, 2025**. Borrower promises to make monthly payments of principal and interest of U.S. **\$916.43**, beginning on the **1st day of July, 2025**, and continuing thereafter on the same day of each succeeding month until the Interest Bearing Principal Balance and all accrued interest thereon have been paid in full. The yearly rate of **3.375%** will remain in effect until the Interest Bearing Principal Balance and all accrued interest thereon have been paid in full. The new Maturity Date will be **June 1, 2065**.
3. Borrower agrees to pay in full the Deferred Principal Balance and any other amounts still owed under the Note and Security Instrument by the earliest of: (i) the date Borrower sells or transfers an interest in the Property, (ii) the date Borrower pays the entire Interest Bearing Principal Balance, or (iii) the new Maturity Date.
4. 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.

5. 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





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Loan No: 1897001920

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; and
- (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.

6. 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.





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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 ☐.





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Trent E. Quinn (Seal)
 TRENT E QUINN -Borrower

Katherine C. Quinn (Seal)
 KATHERINE C QUINN -Borrower

State of Alabama

§

County of SHELBY COUNTY

§

I, Sieara Lester, a Notary Public, hereby certify that TRENT E QUINN and KATHERINE C QUINN 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 July 1st

[Seal]

2025
Sieara Lester Notary Public
Sieara Lester (Printed Name)

My commission expires: 1/10/26





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REGIONS BANK

Lender

[Signature] (Seal)

By: **MICHAEL PATTEN**

Title: **VICE PRESIDENT**

7-9-25
Date of Lender's Signature

State of Tennessee §

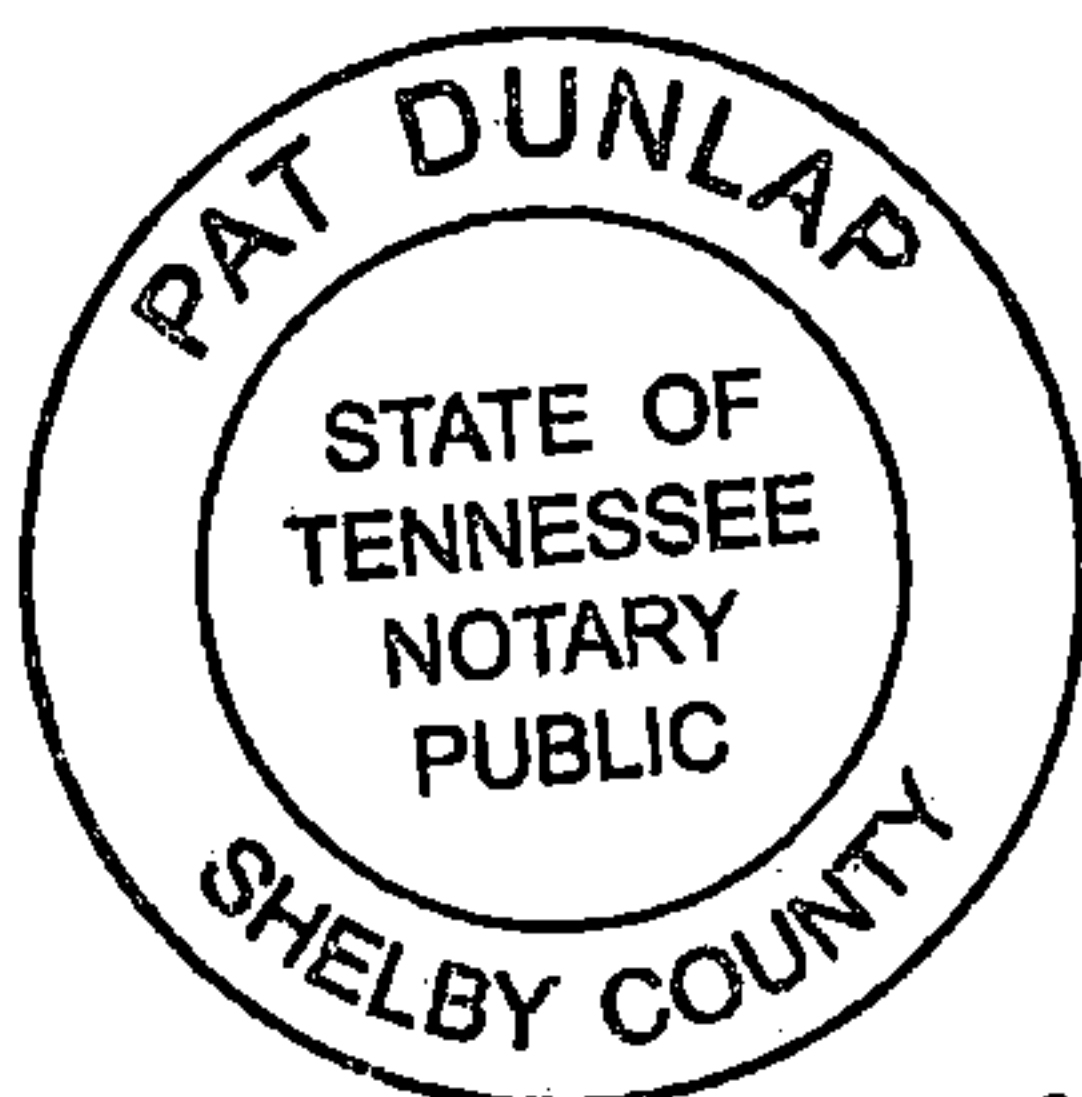
County of Shelby §

I, **PAT DUNLAP**, a Notary Public in and for said County in said State, hereby certify that **MICHAEL PATTEN** whose name as **VICE PRESIDENT** of the **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 July 9

[Seal]

[Signature]
PAT DUNLAP Notary Public
(Printed Name)



My Commission Expires July 28, 2027

My commission expires: _____





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Exhibit "A"
Property Description



Lot 291 according to the Survey of Hillsboro Phase I as recorded in Map Book 37 Page 104 A,
B, & C in the Probate Office of Shelby County, Alabama