

STATE OF ALABAMA
SHELBY COUNTY

20060124000038700 1/2 \$14.00
Shelby Cnty Judge of Probate, AL
01/24/2006 02:31:10PM FILED/CERT

GENERAL SUBORDINATION AGREEMENT

WHEREAS, Donald G. and Leigh E. Borreson (hereinafter referred to as the "Borrower, whether one or more) has applied to First United Security Bank its successors and/or assigns, for a loan in the amount of \$ 85,000, to be secured by a mortgage on the property described as follows:

" See attached exhibit "

WHEREAS, Larry Farr + Jo Ray Farr has a lien or other interest in said property, which would in the absence of this agreement be superior to the mortgage to be executed by the Borrower to said First United Security Bank

WHEREAS, said First United Security Bank, is unwilling to make the requested loan to the Borrower unless the lien or other interest in said property is subordinated to the mortgage to be executed by the Borrower to said First United Security Bank

NOW THEREFORE, in consideration of the premises and other good and valuable considerations and in order to induce said First United Security Bank its successors and/or assigns, all right, title and interest of the undersigned in and to the above described property, situated in Shelby County, Alabama, to wit:

See attached exhibit

All rights under Mortgage from Donald G. + Leigh Borreson, to Larry and Jo Ray Farr, dated Feb 4, 2005, recorded in INSTRUMENT # 2005-6320, on the above described property, which is recorded in the Probate Office of Shelby County, Alabama.

Including, without limitation, any lien, which the undersigned has on said property.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal, this 16 day of December, 2005

Larry Farr
Jo Ray Farr

First United Security Bank
By Ed Oliver
its Loan Officer

STATE OF ALABAMA
SHELBY COUNTY


I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Larry Farr + Jo Ray Farr OF Shelby County, Alabama, who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 16 day of December 2005

Lisa Beasley
Notary Public

My Commission Expires: _____

LISA BEASLEY
Notary Public, AL State at Large
My Comm. Expires May 25, 2008



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SCHEDULE A CONTINUED
LEGAL DESCRIPTION

PARCEL I: East 1/2

A parcel of land in the Southeast quarter of the Northwest quarter and the Southwest quarter of the Northeast quarter of Section 27, Township 21 South, Range 1 East, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast quarter of the Northwest quarter of said Section 27; thence South 89 degrees 44 minutes 09 seconds East, along the South line of said sixteenth section, a distance of 853.65 feet to the point of beginning; thence South 89 degrees 44 minutes 09 seconds East along the South line of said sixteenth section, a distance of 314.81 feet to a 1/2" rebar set; thence North 6 degrees 50 minutes 22 seconds East, a distance of 280.21 feet to a point on the 397' contour of Lay Lake; thence along the 397' contour of Lay Lake the following courses, North 46 degrees 02 minutes 07 seconds West, a distance of 28.15 feet, North 27 degrees 09 minutes 09 seconds West, a distance of 44.95 feet, North 10 degrees 52 minutes 17 seconds West, a distance of 504.78 feet, North 25 degrees 42 minutes 15 seconds West, a distance of 372.02 feet, North 88 degrees 03 minutes 34 seconds West, a distance of 234.35 feet, South 08 degrees 11 minutes 03 seconds West, a distance of 160.35 feet, South 78 degrees 07 minutes 02 seconds West, a distance of 10.33 feet, thence South 00 degrees 15 minutes 51 seconds West, a distance of 856.5 feet to the point of beginning.

Situated in Shelby County, Alabama.

PARCEL II: West 1/2

A parcel of land in the Southeast quarter of the Northwest quarter of the Southwest quarter of the Northeast quarter of Section 27, Township 21 South, Range 1 East, more particularly described as follows:

Commencing at the Southwest corner of the Southeast quarter of the Northwest quarter of said Section 27; thence South 89 degrees 44 minutes 09 seconds East, along the South line of said sixteenth section, a distance of 351.99 feet to a 1/2" rebar set, at the point of beginning; thence South 89 degrees 44 minutes 09 seconds East, along the South line of said sixteenth section, a distance of 501.66 feet to a point; thence North 00 degrees 15 minutes 51 seconds East, a distance of 856.25 feet to a point on the 397' contour of Lay Lake; thence along the 397' contour of Lay Lake the following courses: South 78 degrees 07 minutes 02 seconds West, a distance of 66.75 feet, South 78 degrees 49 minutes 25 seconds West, a distance of 87.00 feet, North 72 degrees 18 minutes 28 seconds West, a distance of 97.92 feet, North 86 degrees 33 minutes 16 seconds West, a distance of 165.05 feet, North 23 degrees 21 minutes 04 seconds West, a distance of 157.75 feet, North 49 degrees 33 minutes 04 seconds West, a distance of 38.90 feet; thence South 00 degrees 15 minutes 51 seconds West, a distance of 1032.07 feet to the point of beginning.

SCHEDULE A CONTINUED
LEGAL DESCRIPTION

ALSO, a 30' wide easement for ingress and egress, being more particularly described as follows:

Beginning at the Southwest corner of the Southeast quarter of the Northwest quarter of said Section 27; thence South 89 degrees 44 minutes 09 seconds East, along the South line of said sixteenth section, a distance of 451.99 feet to a point; thence South 00 degrees 15 minutes 51 seconds East, a distance of 30.00 feet to a point; thence North 89 degrees 44 minutes 09 seconds West, a distance of 1306.91 feet to a point on the East end of Compton Cemetery Road; thence North 00 degrees 15 minutes 51 seconds West, along the East end of Compton Cemetery Road, a distance of 30.00 feet to a point on the South line of the Southwest quarter of the Northwest quarter of said Section 27; thence South 89 degrees 44 minutes 09 seconds East, a distance of 854.92 feet to the point of beginning.

Situated in Shelby County, Alabama.

According to the survey of Sid Wheeler, dated September 20, 2004.