

#12324  
#1400

THIS INSTRUMENT WAS PREPARED BY: MIKE T. ATCHISON, ATTORNEY AT LAW  
P.O. BOX 822  
COLUMBIANA, ALABAMA 35051

STATE OF ALABAMA  
SHELBY COUNTY

### GENERAL SUBORDINATION AGREEMENT

WHEREAS, MARANATHA GRANITE, INC. (hereinafter referred to as the "Borrower, whether one or more) has applied to CENTRAL STATE BANK, its successors and/or assigns, for a loan in the amount of **Four Hundred Seventy Four Thousand and Sixty Two Dollars and 08/100(\$474,062.08)**, to be secured by a mortgage on the property described as follows:

A part of Lot 7 Oak Mountain Commerce Place as recorded in Map Book 18, Page 58 in the Office of the Judge of Probate in Shelby County, Alabama, being located in the Northwest ¼ of Section 6, Township 20 South, Range 2 West, more particularly described as follows: Commence at the Northeast corner of Section 1, Township 19 South, Range 3 West said point also being the Northwest corner of Section 6, Township 19 South, Range 2 West, lying on the westerly line of said Lot 7; thence in a southerly direction along the westerly line of said Lot 7 and said Section 6, a distance of 493.15. feet to the point of beginning; thence continue along last described course a distance of 280.00 feet; thence 130 degrees 18 minutes 48 seconds left in a northeasterly direction a distance of 207.87 feet to a point on the westerly right of way line of Commerce Court; said point being on a curve having a central angle of 88 degrees 30 minutes 10 seconds and a radius of 50.0 feet; last described course being radial to said curve; thence in a northerly direction along arc of said curve to the right and along said right of way line a distance of 77.23 feet to the end of said curve and the beginning of a curve to the left having a central angle of 48 degrees 11 minutes 20 seconds and a radius of 25.0 feet; thence in a northerly direction along said curve and right of way line a distance of 21.03 feet to end of said curve; thence in a northerly direction along said right of way line a distance of 57.26 feet; thence 90 degrees left in a westerly direction a distance of 171.64 feet to the point of beginning. Situated in Shelby County, Alabama.

WHEREAS, ISSIS & SONS, INC. 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 CENTRAL STATE BANK; and

WHEREAS, said CENTRAL STATE 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 CENTRAL STATE BANK mortgage.

NOW THEREFORE, in consideration of the premises and other good and valuable considerations and in order to induce said CENTRAL STATE 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:

A part of Lot 7 Oak Mountain Commerce Place as recorded in Map Book 18, Page 58 in the Office of the Judge of Probate in Shelby County, Alabama, being located in the Northwest ¼ of Section 6, Township 20 South, Range 2 West, more particularly described as follows: Commence at the Northeast corner of Section 1, Township 19 South, Range 3 West said point also being the Northwest corner of Section 6, Township 19 South, Range 2 West, lying on the westerly line of said Lot 7; thence in a southerly direction along the westerly line of said Lot 7 and said Section 6, a distance of 493.15. feet to the point of beginning; thence continue along last described course a distance of 280.00 feet; thence 130 degrees 18 minutes 48 seconds left in a northeasterly direction a distance of 207.87 feet to a point on the westerly right of way line of Commerce Court; said point being on a curve having a central angle of 88 degrees 30 minutes 10 seconds and a radius of 50.0 feet; last described course being radial to said curve; thence in a northerly direction along arc of said curve to the right and along said right of way line a distance of 77.23 feet to the end of said curve and the beginning of a curve to the left having a central angle of 48 degrees 11 minutes 20 seconds and a radius of 25.0 feet; thence in a northerly direction along said curve and right of way line a distance of 21.03 feet to end of said curve; thence in a northerly direction along said right of way line a distance of 57.26 feet; thence 90 degrees left in a westerly direction a distance of 171.64 feet to the point of beginning. Situated in Shelby County, Alabama.

All rights under Mortgage from MARANATHA GRANITE, INC., to ISSIS & SONS, INC., dated September 30, 2010, recorded in INSTRUMENT #20101007000332590, 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 29th day of January, 2013.

ISSIS & SONS, INC.

By: Steve Issis, its President

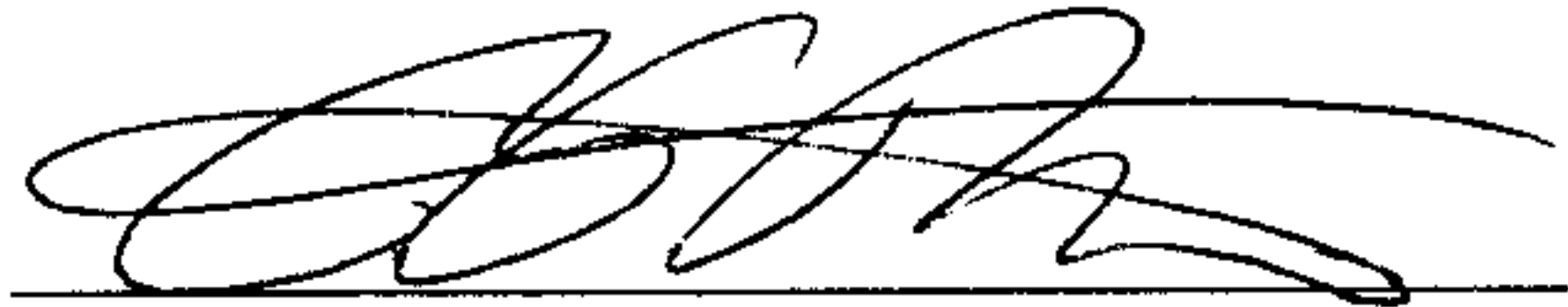


20130208000056930 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
02/08/2013 11:48:34 AM FILED/CERT

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Steve Issis, whose name as President of Issis & Sons, Inc., 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 on the day the same bears date.

Given under my hand and official seal, this 29th day of January, 2013.



Notary Public

My Commission Expires: \_\_\_\_\_

**My Commission Expires February 4, 2013**



20130208000056930 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
02/08/2013 11:48:34 AM FILED/CERT

Ret:

Central State Bank  
P.O. Box 180  
Calera, AL 35040