

1305067

SUBORDINATION AGREEMENT

20130701000269790 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
07/01/2013 02:31:21 PM FILED/CERT

THIS AGREEMENT is made this 17th day of June, 2013, between Eunika Laird Hardin and Donnie Eugene Hardin ("Mortgagor"), APCO Employees Credit Union ("Senior Mortgagee"), and APCO Employees Credit Union, **its Successors and/or Assigns** (Subsequent Mortgagee")

Property Description

WHEREAS, Mortgagor owns all right, title and interest in real property described as follows (the "Property"):

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY ALABAMA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID SECTION 4 A DISTANCE OF 1329.21 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE TURN RIGHT 89 DEGREES 34 MINUTES 25 SECONDS A DISTANCE OF 435.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE LAST COURSE A DISTANCE OF 455.40 FEET; THENCE TURN RIGHT 89 DEGREES 29 MINUTES 46 SECONDS A DISTANCE OF 474.27 FEET; THENCE TURN RIGHT 90 DEGREES 30 MINUTES 14 SECONDS A DISTANCE OF 463.10 FEET; THENCE TURN RIGHT 90 DEGREES 25 MINUTES 35 SECONDS A DISTANCE OF 474.26 FEET TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.

Senior Lien

AND WHEREAS, Senior Mortgagee is the holder of a lien in the original principal sum of \$19,000.00 on said Property by virtue of that certain Mortgage from Mortgagor to Senior Mortgagee dated March 18, 2013 and filed for record on March 29, 2013 in Instrument No. 20130329000131470, in the Probate Office of Shelby, Alabama ("Senior Lien"), which said lien is presently secured upon the said Property.

Subsequent Mortgage

AND WHEREAS, Mortgagor has executed or is about to execute a Mortgage to Subsequent Mortgagee in the amount of \$142,000.00, dated June 17, 2013 ("Subsequent Mortgage") and intended to be forthwith recorded as aforesaid, which said Mortgage is or will be secured by the Property hereinabove described;

Intent to Subordinate

AND WHEREAS, it is the desire and intention of the parties hereto to subordinate the lien and operation of the Senior Lien first above-recited, for the full balance thereof, to the lien and operation of the Subsequent Mortgage second above-recited, so that the said Subsequent Mortgage second above-recited shall and will become a lien upon the said Property and the Senior Lien first above-recited shall be subordinated thereto in every manner whatsoever;

Consideration and Subordination

NOW WITNESS: That the parties hereto, intending to be legally bound hereby, in consideration of the Premises and of the advantages to be derived from these presents, as well in consideration of the sum of \$10.00 lawful money of the United States of America, each to the other well and truly paid at and before the sealing and delivery of these presents, receipt whereof is hereby acknowledged, agree that the said Senior Lien first above recited, secured upon the Property as therein described shall be, and the same is by these presents, made junior in lien and subordinated to the lien and operation of the said Subsequent Mortgage second above-recited to be given and executed by Mortgagor to Subsequent Mortgagee as aforesaid, secured upon the Property herein described.

Default

In the event of default under any of the terms or conditions of the said subordinated lien, resulting in foreclosure proceedings thereon, or on the accompanying note, such proceedings shall be especially advertised as being under and subject to the lien and payment of the said Mortgage given and executed by Mortgagors to Subsequent Mortgagee on June 17, 2013, in the principal sum of \$142,000.00.

THIS AGREEMENT shall be binding upon the parties hereto, their heirs, successors, and assigns.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be duly executed on 17th day of June, 2013.

APCO Employees Credit Union
SENIOR LIENHOLDER

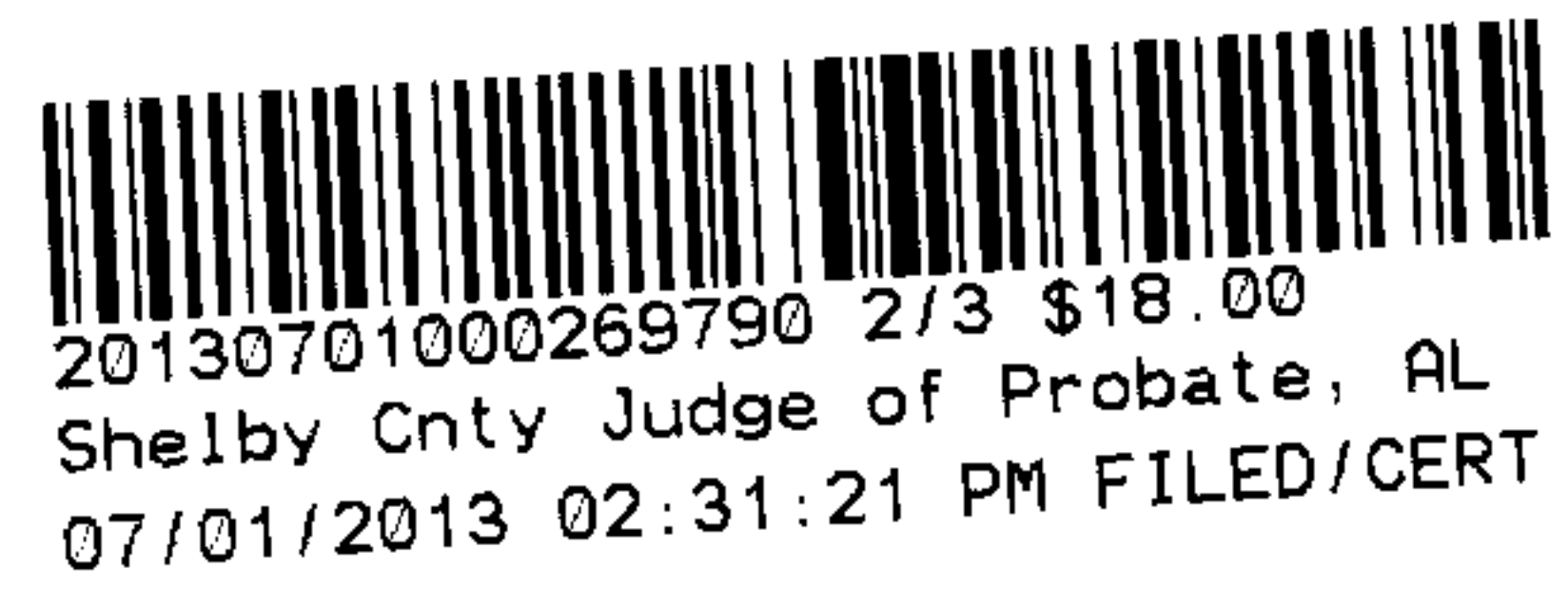
By: _____
Its: _____

[Signature]
Loan Manager

Ed H
DEH

APCO Employees Credit Union
SUBSEQUENT MORTGAGEE

By: *Greg Keller*
Its: *Loan Manager*



MORTGAGOR

Eunika Laird Hardin
Eunika Laird Hardin

MORTGAGOR

Donnie Eugene Hardin
Donnie Eugene Hardin

ACKNOWLEDGEMENTS

State of Alabama
County of Jefferson

I, the undersigned Notary Public, hereby certify that *Greg Keller*,
whose name as *Loan Manager* of **APCO Employees Credit Union**, 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 foregoing conveyance, he/she, as such officer and will full authority, executed the same voluntarily on the date the
same bears date.

Given under my hand this *21st* day of June, 2013.

[Signature]

Notary Public
My commission expires:

State of Alabama
County of Jefferson

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 21, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS

I, the undersigned Notary Public, hereby certify that *Greg Keller*,
whose name as *Loan Manager* of **APCO Employees Credit Union**, 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 foregoing conveyance, he/she, as such officer and will full authority, executed the same voluntarily on the date the
same bears date.

Given under my hand this *21st* day of June, 2013.

[Signature]

Notary Public
My commission expires:

State of Alabama
County of Jefferson

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 21, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS

I, the undersigned Notary Public, hereby certify that Eunika Laird Hardin and Donnie Eugene Hardin, whose
names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that,
being informed of the contents of the foregoing conveyance, they have executed the same voluntarily on the date the
same bears date.

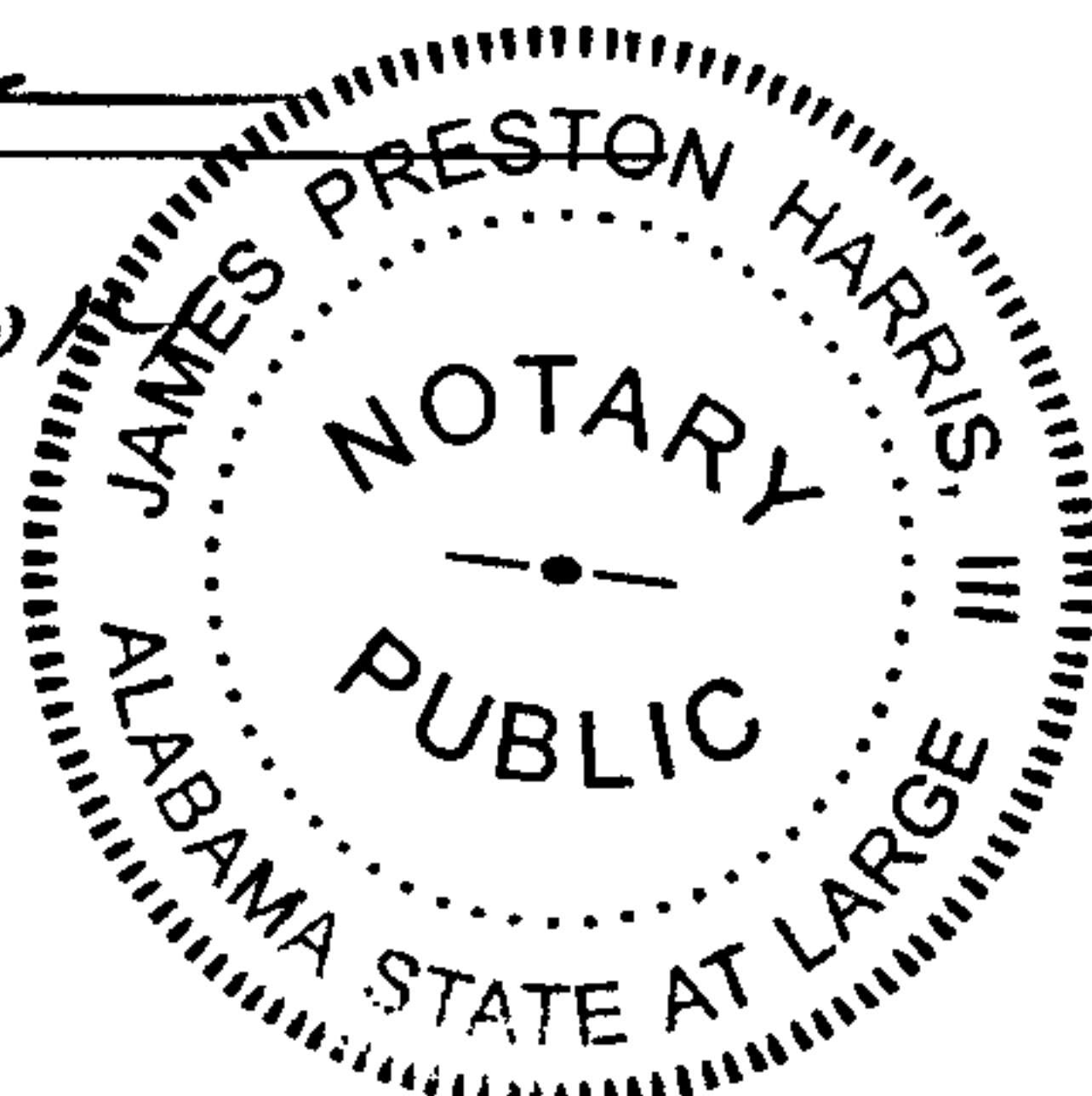
Given under my hand this 17th day of June, 2013.

[Signature]

Notary Public
My commission expires: *4/1/2014*


This Document Prepared By:

Shannon E. Price, P.C.
P.O. Box 19144



Birmingham, AL 35219

ELN
DEH


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