

STATE OF ALABAMA
SHELBY COUNTY

Q M201259

SUBORDINATION AGREEMENT

WHEREAS KAREN THOMPSON and CLIFFORD ALAN THOMPSON, wife and husband hereinafter referred to as the "Borrowers" whether one or more), has applied to Avadian Credit Union, hereinafter referred to as the "Lender") for a loan not to exceed \$252,800.00 to be secured by a mortgage on the property hereinafter described; and

WHEREAS, Avadian Credit Union, (hereinafter the "Lienholder"), has a lien on said property which would in the absence of this agreement be superior to the mortgage to be executed by the Borrowers to the Lender; and

WHEREAS, the Lender is unwilling to make the requested loan to the Borrower unless the undersigned Lienholder subordinates its lien in said property to the mortgage to be executed by the Borrowers to the Lender.

NOW THEREFORE, in consideration of the premises and other good and valuable consideration, and in order to induce the Lender to make the requested loan to the Borrowers, the undersigned Lienholder hereby agrees as follows:

The undersigned Lienholder hereby subordinates to the mortgage to be executed by the Borrowers to the Lender, all right, title and interest at law or equity of the undersigned Lienholder in and to the following described property situated in Shelby County, Alabama, to-wit:

Columbiana, AL 35051-3193

Address: 717 Branch Lake Dr. Columbia, AL 35081-3193

Legal Description: See Exhibit "A" attached hereto and incorporated herein by reference.

Avadian Credit Union has a mortgage dated October 31, 2019 recorded in #20191113000421170 in the principal amount of \$300,000.00 on November 13, 2019 at the Probate Office of Shelby County, Alabama (junior mortgage). Avadian Credit Union desires to subordinate its interest in said mortgage without limitation to that certain mortgage granted to Avadian Credit Union recorded in E20200812000345630 on 8/12/2020, in the probate office in Shelby County.

IN WITNESS WHEREOF, the Lien holder has caused William R. Chancellor, its Chief Lending Officer to execute this Subordination Agreement on August 4th, 2020.

BY: William R. Chancellor

STATE OF ALABAMA

CORPORATE ACKNOWLEDGMENT

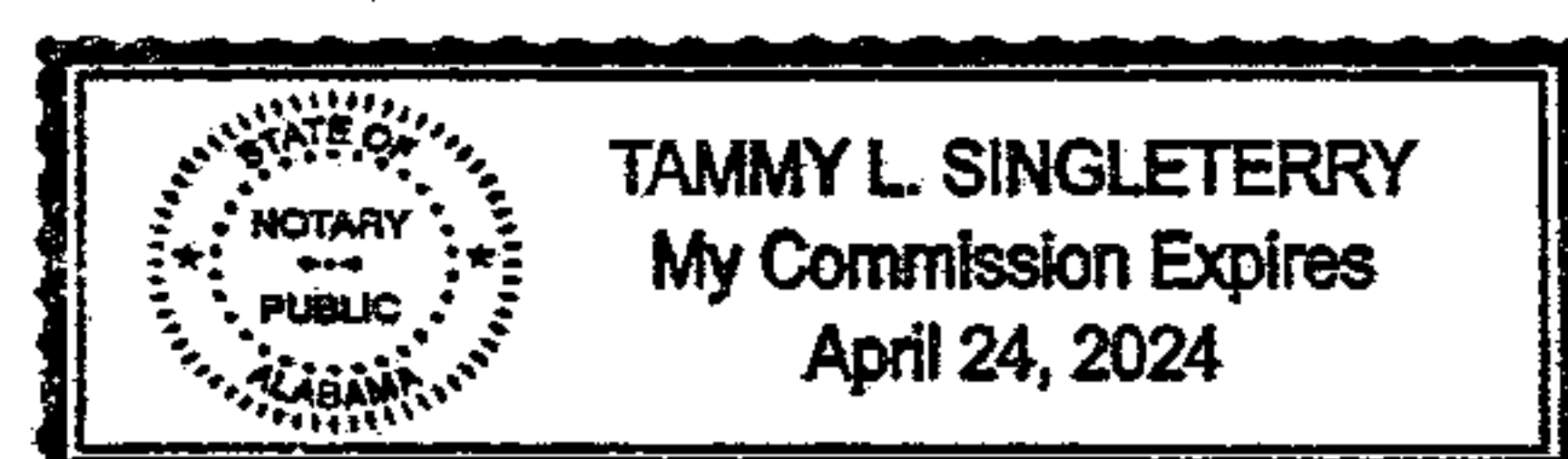
MADISON COUNTY

I, the undersigned authority, a Notary Public in and for said county, in said State, hereby certify that William R. Chancellor whose name as Chief Lending Officer for AVADIAN CREDIT UNION is signed to the foregoing Subordination Agreement and who is known to me, acknowledged before me on this day, that being informed on the contents of the document, he as such officer of the corporation, and with full authority, executed the same voluntarily for and as the act of the corporation on the day the same bears date.

Given under my hand and official seal this 4th day of August, 2020.

Tammy L. Singleterry
Notary Public
My Commission Expires: 4-24-2024

This instrument was prepared by:
Petra Byers
Avadian Credit Union
1 Riverchase Parkway South
Hoover, AL 35244





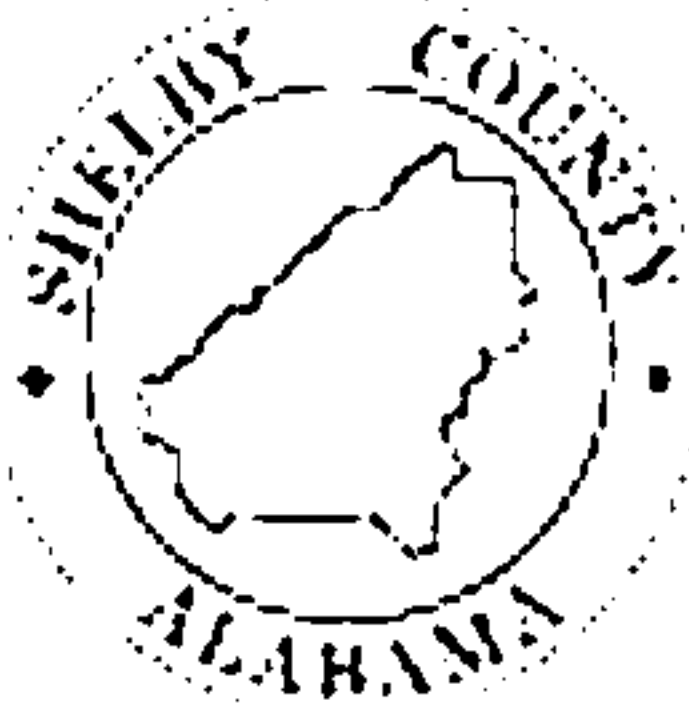
Fidelity National Title Insurance Company

ma 01259

EXHIBIT A
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **SHELBY**, STATE OF AL AND IS DESCRIBED AS FOLLOWS:

Lot 4, according to the Survey of Branch Lake Estates, as recorded in Map Book 25, Page 148, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/13/2020 01:18:57 PM
\$26.00 JESSICA
20200813000348340

Allen S. Beryl

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

27C165B

ALTA Commitment for Title Insurance 8-1-16

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LDE AL 04/2017

