

STATE OF ALABAMA
SHELBY COUNTY

SUBORDINATION AGREEMENT

20220621000247190
06/21/2022 09:34:16 AM
SUBAGREM 1/2

WHEREAS **William E. Hilyer and Macie C. Hilyer, husband and wife**, hereinafter referred to as the "Borrowers" whether one or more), has applied to **Nationstar Mortgage Llc., Db. Mr. Cooper** hereinafter referred to as the "Lender") for a loan not to exceed **\$405,000.00** 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:

Address: 313 Creekside Cove, Wilsonville, AL 35186

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

Avadian Credit Union has a mortgage dated **November 25, 2019** recorded in **Instrument #20191211000457690** in the principal amount of **\$35,000.00** on **December 11, 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 **Nationstar Mortgage Llc., Db. Mr. Cooper** recorded in Instrument # 20220225000080490 on February 25, 2022, in the probate office in **Shelby County**.

IN WITNESS WHEREOF, the Lien holder has caused **Steven L. Thrasher, its Vice President, Mortgage Lending** to execute this Subordination Agreement on February 4, 2022.

BY: 

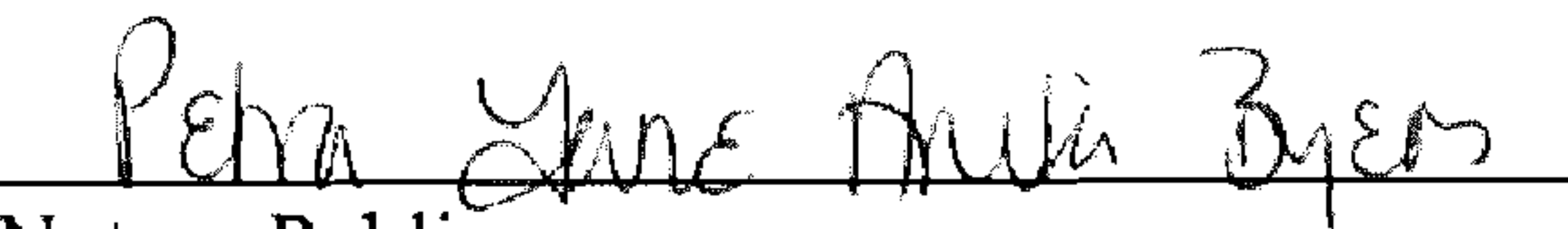
STATE OF ALABAMA

CORPORATE ACKNOWLEDGMENT

MADISON COUNTY

I, the undersigned authority, a Notary Public in and for said county, in said State, hereby certify that **Steven L. Thrasher** whose name as Vice President, Mortgage Lending 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 4 day of February, 2022.


Notary Public
My Commission Expires: 5/9/2023

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

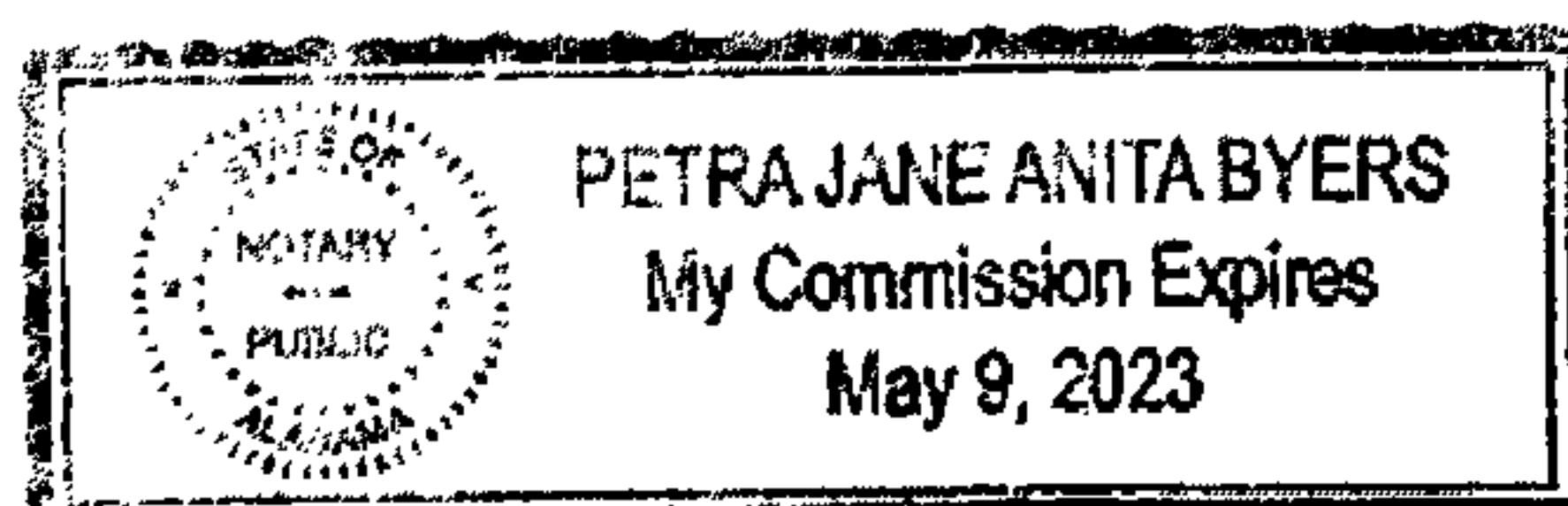
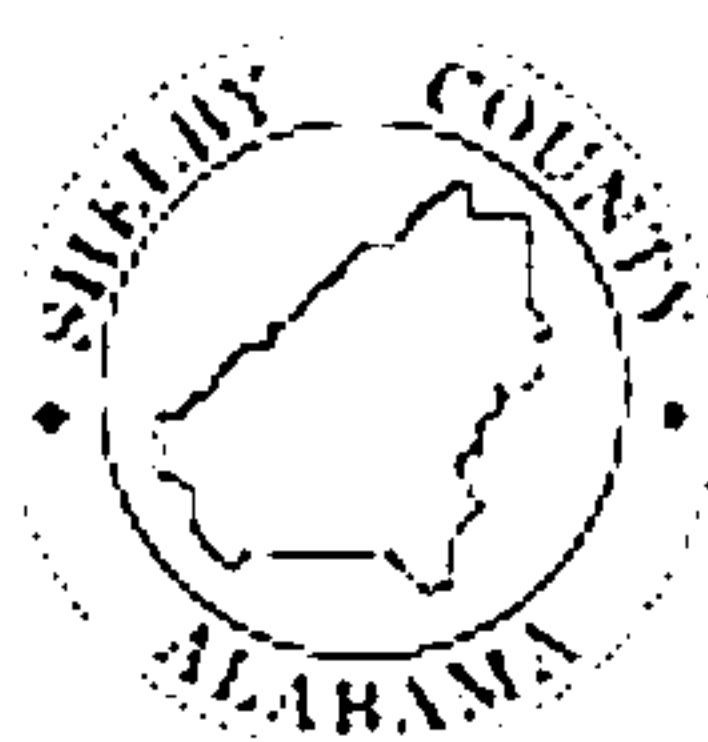


EXHIBIT "A"

Lot 329, according to the Final Plat of Lakewood, Phase 3, as recorded in Map Book 36, page 81, 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
06/21/2022 09:34:16 AM
\$27.00 JOANN
20220621000247190

Allie S. Boyd