
20130703000273100 1/5 \$24.00
Shelby Cnty Judge of Probate, AL
07/03/2013 11:16:57 AM FILED/CERT

(Space above This Line for Recorder's Use)

Return to:
CHICAGO TITLE
SERVICE LINK
4000 Industrial Blvd.
Aliquippa, PA 15001
1-800-439-5451

Prepared By:
Gary Isenhower, Sr. VP
200 Office Park Dr
#200
Mountain Brook, AL 35223
205-877-0195

MORTGAGE LIEN SUBORDINATION AGREEMENT

MORTGAGE LIEN SUBORDINATION AGREEMENT

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS, That on March 6, 2009, Chad M Forshee and spouse, Chrystal M Forshee (hereinafter referred to as "Mortgagor") did execute to Southern States Bank (hereinafter referred to as "Mortgagee") a mortgage in the amount of FIFTY ONE THOUSAND NINE HUNDRED TWENTY TWO and no/100, which then and does now constitute a lien as recorded in Instrument No. 20090310000087780, in the Office of the Judge of Probate of Jefferson County, Alabama, on said property described as follows:

See Attached Exhibit A

WHEREAS, Mortgagor desires to refinance the existing first mortgage on said property through a new term mortgage in favor of Wells Fargo Bank, N.A., (hereinafter referred to as "BANK") and to secure such loan by mortgage lien on the above described property, and desires that mortgage lien in favor of Mortgagee be subordinated and made junior to a mortgage lien which Mortgagor desires to effect by executing said mortgage with the BANK;

WHEREAS, Mortgagee (in consideration of the fact that their mortgage will be better secured as a second lien on the property) has previously agreed, and are now willing and desirous of executing such document as is necessary to effect the subordination of their mortgage lien so as to allow Mortgagor to execute a mortgage furnishing a valid first lien in favor of and to the BANK;


NOW, THEREFORE, Mortgagee does hereby subordinate its mortgage lien on the above described land, as established by mortgage, with such mortgage now, by virtue of this document, hereby being made subordinate and junior to the mortgage executed by Mortgagor to Wells Fargo Bank, N.A., dated May 14, 2013, and which mortgage is being recorded simultaneously with this agreement, to secure an indebtedness of approximately \$185,500.00 *†* *Inst 20130606000 231710*

Be it known, however, that the mortgage in favor of Mortgagee shall in all other respects remain in full force and effect and constitute a first valid lien against the above described property as to all other liens (with the sole exception of the lien created in favor of Wells Fargo Bank, N.A.).

Mortgagor and Mortgagee warrant that Mortgagee is the owner of the mortgage.

IN WITNESS WHEREOF, we have hereunto set our signatures and seals this 2nd day of May, 2013.

SIGNATURES ON SUBSEQUENT PAGES


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Southern States Bank

BY: Gary Isenhour
Its: Sr. Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

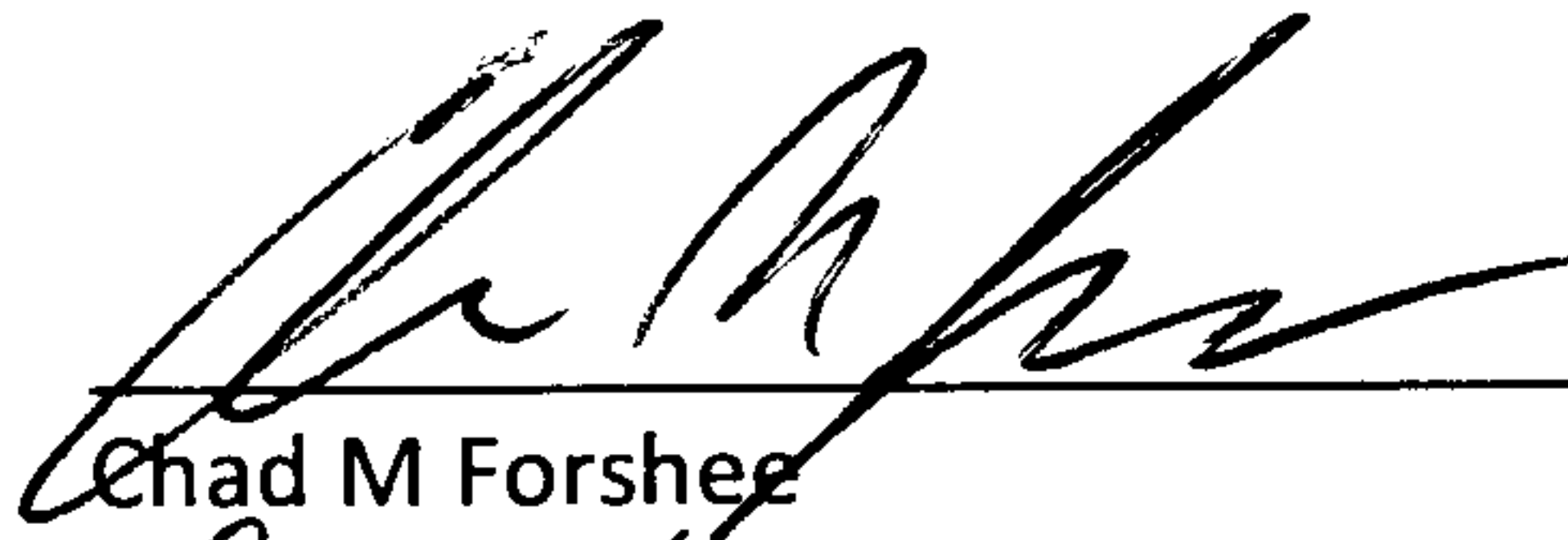

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Gary Isenhour, whose name as Sr. Vice President of Southern States Bank is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal, this the 2nd day of May, 2013.

Alecia Yvonne Berry
Notary Public

My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 1, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS

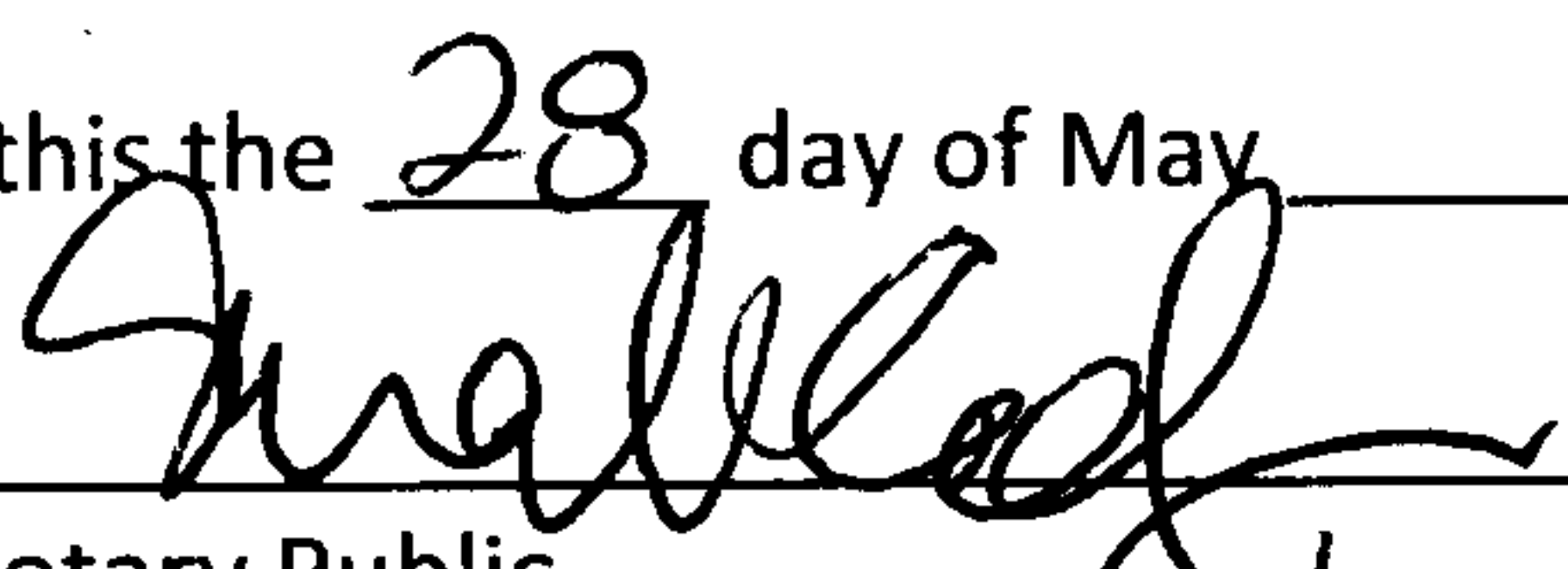
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Chad M Forshee

Chrystal M Forshee

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Chad M Forshee and Chrystal M Forshee, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument, they executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and official seal this the 28 day of May, 2013.


Notary Public
My Commission Expires: 3/28/2015

SARAH COOPER
NOTARY PUBLIC
ALABAMA
STATE AT LARGE

EXHIBIT A

Unit 132, Building 29, in Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument 20070420000184480, in the Probate Office of Shelby County, Alabama, First Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20070508000215560, 2nd Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070522000237580, 3rd Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070606000263790, and the 4th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070626000297920, 5th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070817000390000, 6th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20071214000565780, 7th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080131000039690, 8th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080411000148760, Ninth amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080514000196360, Tenth Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20080814000326660, Eleventh Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20081222000184480, Twelfth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20090107000004030 and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "C" thereto, and as recorded in the Condominium Plat of Edenton, a Condominium, in Map Book 38, page 77, 1st Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 4, and the 2nd Amended Condominium Plat of Edenton, a Condominium as recorded in Map Book 39, Page 79, 3rd Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 137, 4th Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 40, Page 54, and any future amendments thereto, Articles of Incorporation of Edenton Residential Owners Association Inc as recorded in Instrument 20070425000639250, in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of Edenton Residential Owners Association Inc., are attached as Exhibit "B" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set out in Exhibit "D". Together with rights in and to that certain Non-Exclusive Roadway Easement as set out in Instrument 20051024000550530, in the Office of the Judge of Probate of Shelby County, Alabama.



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