

This document was prepared by: Shereese George
After Recording Return To:
Alabama Housing Finance Authority
ATTN: Shereese George
P.O. Box 242967
Montgomery, Al 36124
Loan #22548408

Subordination Agreement
(Modified Mortgage)

Date: August 17, 2013

Legal Description

Parcel I:

Lot 1, Block E, according to the amended Map of Fox Haven First Sector, as recorded in Map Book 7, Page 86, in the Probate Office of Shelby County, Alabama.

Parcel II

Beginning at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 27, Township 20 South, Range 3 West, Shelby County, Alabama and run thence South 88 degrees 12' 02" East along the North line of said 1/4 1/4 Section a distance of 135.00 feet to a corner; thence run South 01 degrees 47' 58" West, a distance of 112/28 feet to a corner; thence run North 88 degrees 12' 01" West, a distance of 133.31 feet to a corner; thence run North 00 degrees 56' 13" East, a distance of 112.29 feet to the point of beginning.

Property Address: 2502 Vixen Street, Helena, Alabama 35080

Subordinating Lender:

Junior Mortgage

Date: April 30, 2009

Borrower: James Keith Mowery and Alicia Mowery, Husband and Wife

Trustee: Mortgage Electronic Registration Systems (MERS)

Recording information: Instrument No 20090527000198770, May 27, 2009

Original principal amount: \$4,197.00

Senior Lender:

Original Mortgage

Date: April 30, 2009

Borrower: James Keith Mowery and Alicia Mowery, Husband and Wife

Note secured by Original Mortgage:

Dated: April 30, 2009

Original principal amount: \$138,740.00

Recording information: Instrument No. 20090527000198760, May 27, 2009



20130906000364510 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
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Modified Mortgage


Date of Modification: August 17, 2013

Borrower: James Keith Mowery and Alicia Mowery, Husband and Wife

Modified Note secured by Modified Mortgage:

Dated: August 17, 2013

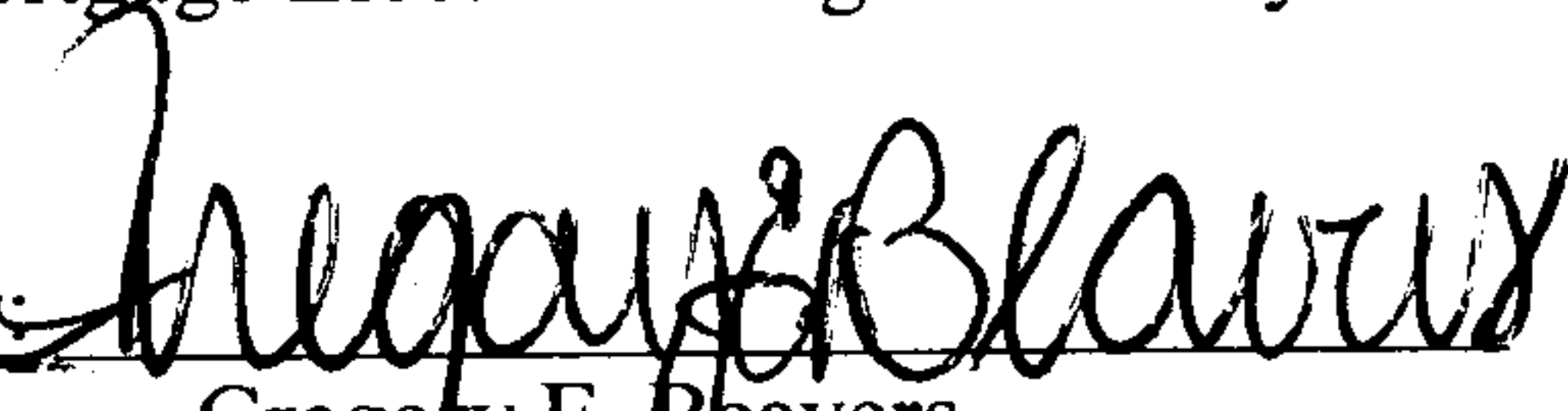
Modified principal amount: \$142,934.70


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Shelby Cnty Judge of Probate, AL
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Subordinating Lender is the owner and holder of the Junior Mortgage and obligations secured by the Junior Mortgage; the Junior Mortgage is a lien on the title to the Property or an interest in that title. For value received and to induce the Senior Lender to modify the Original Mortgage, Subordinating Lender unconditionally subordinates its lien on, and all other rights and interests in, the title to the Property resulting from the Junior Mortgage to the lien on, and all other rights and interests in, the title to the Property resulting from the Modified Mortgage. Subordinating Lender agrees that its lien on, and all other rights and interests in, the title to the Property resulting from the Junior Mortgage will remain subordinate to the lien on, and all other rights and interests in, the title to the Property resulting from the Modified Mortgage regardless of any renewal, extension or further modification of the Modified Mortgage.


This Subordination Agreement shall be binding upon the successors and assigns of the Subordinating Lender.

Mortgage Electronic Registration Systems (MERS)

By: 
Gregory E. Beavers
Assistant Secretary

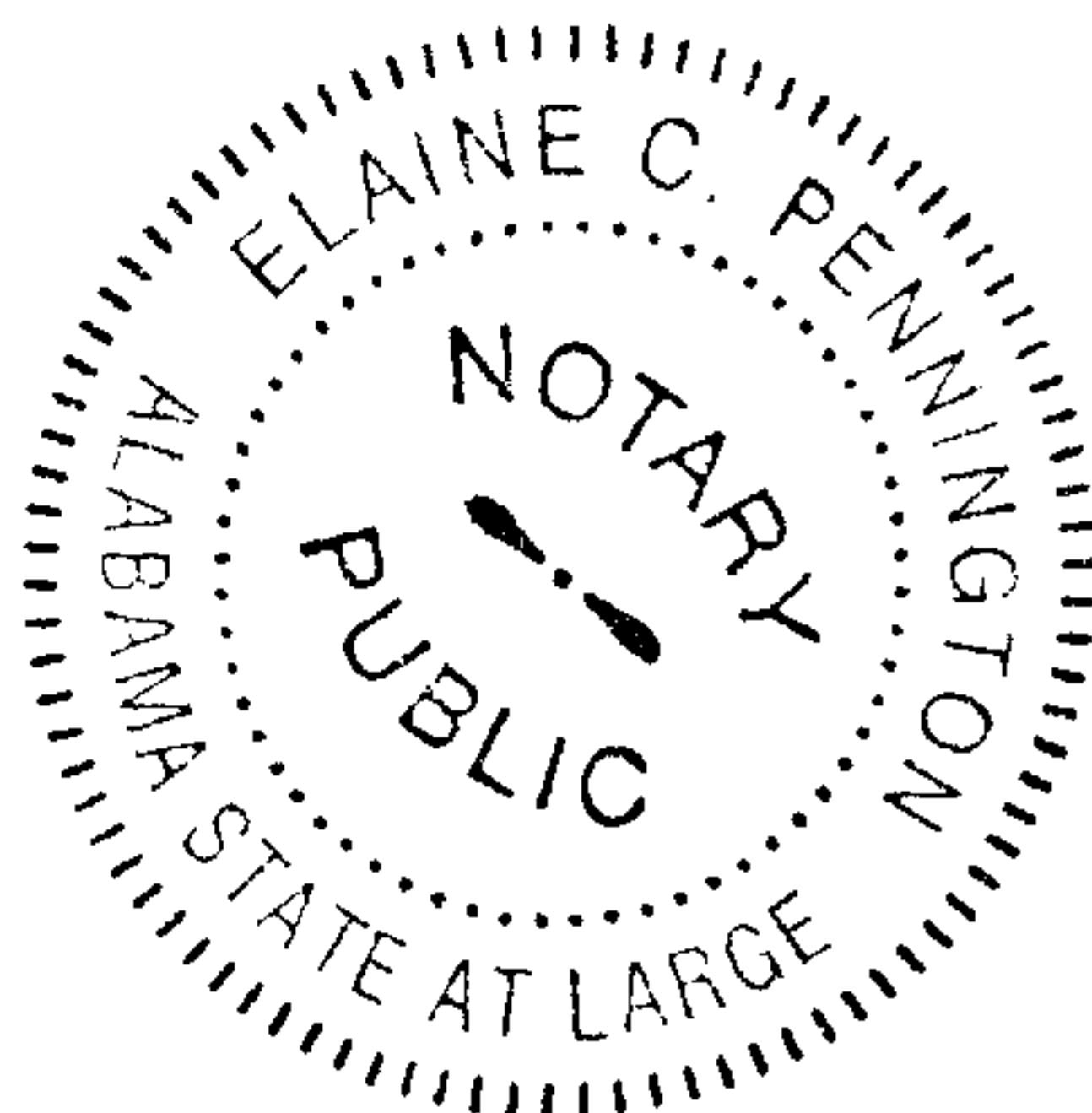
STATE OF ALABAMA

COUNTY OF MONTGOMERY


20130906000364510 3/3 \$20.00
Shelby Cnty Judge of Probate, AL
09/06/2013 02:51:33 PM FILED/CERT

I, the undersigned authority, a Notary Public in and for said county in said state, do hereby certify that, Gregory Beavers whose name as Assistant Secretary of the MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC. ("MERS"), a corporation, is signed to the foregoing Subordination Agreement and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Subordination Agreement, she, as such Assistant Secretary and with full authority to act on behalf of said corporation, executed the same voluntarily for and as the act of the corporation on the day the same bears date.

Given under my hand the 17th day of August, 2013.





Notary Public

My Commission Expires: _____

My commission expires 3/16/2015.