

20131122000459260 1/3 \$20.00  
Shelby Cnty Judge of Probate, AL  
11/22/2013 01:37:05 PM FILED/CERT

~~When Recorded Return To:-~~

Prepared By:  
Tra Herron

Central State Bank

PO Box 180  
Calera, AL 35040

Property Tax ID#: 29-3-07-0-002-023-000

Order #: 8067404n

Ref #: 000625750153

## SUBORDINATION AGREEMENT

THIS INDENTURE, made this 23rd day of September, 2013, by and between CENTRAL STATE BANK, hereinafter called party of the First Part, and GREEN TREE SERVICING, LLC, its successors and/or assigns, as their interest may appear, hereinafter called Party of the Second Part,

WITNESSETH, that whereas Party of the First Part is the owner and holder of a certain Mortgage taken out by JAMES WESLEY ADAMS and LARUE B. ADAMS, in the original principal indebtedness of \$20,000.00, which Mortgage was recorded on 01/11/2002, as Instrument No 2002-02133, of official records, encumbering the land situate in the County of Shelby, Alabama, described as follows:

**SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Property Address: 4288 Highway 42, Calera, AL 35040

AND WHEREAS, JAMES WESLEY ADAMS and LARUE B. ADAMS, have made application to the Party of the Second Part for a loan to GREEN TREE SERVICING, LLC, its successors and/or assigns, as their interest may appear, (Loan #: 000625750153) in the amount not to exceed \$166,800.00, to be secured by a First Mortgage encumbering the above described premises, and Party of the Second Part has required as a condition precedent to making of said loan that the Party of the First Part subordinate its Mortgage and the lien thereof and all of its rights there under to the Mortgage to be placed upon said premises as aforesaid, and Party of the First Part is agreeable to such subordination.

NOW THEREFORE, in consideration of the sum of One Dollar (\$1.00), and other valuable consideration in hand paid by the Party of the Second Part to the Party of the First Part, receipt whereof is hereby acknowledged, and as inducement for making the aforesaid loan by the Party of the Second Part to the aforesaid JAMES WESLEY ADAMS and LARUE B. ADAMS, the Party of The First Part does hereby subordinate the aforesaid Mortgage by it and the lien thereof and all of its rights and there under to the mortgage recorded in Official Records, Book \_\_\_\_\_, Page \_\_\_\_\_, or Document Number \*20131024000421038 of the Public Records of Shelby County, Alabama, encumbering the above described premises and does hereby covenant with the Party of the Second Part that it has not transferred or

\*20131024000421030 dt. 10-24-2013

assigned the aforesaid lien held by it, nor the Promissory Note it secures, nor any interest held by it in either of said instruments, and it executed this Subordination Agreement as sole owner of the entire interest held by it in said Note and Mortgage and declare any right or claim held by it to be subject and inferior to the Mortgage held by the Party of the Second Part and to all rights of the Party of the Second Part there under.

IN WITNESS WHEREOF, THE PARTY OF THE FIRST PART HAS HEREUNTO SET ITS HAND AND SEAL ON THE DAY AND YEAR FIRST WRITTEN.

WITNESSES:

Lana E. Jones  
Witness

Lana E. Jones  
Print Name

CENTRAL STATE BANK

By:

Name:

David P. Downs

[Signature]  
Witness

John E. Cocor  
Print Name

STATE OF Alabama }

COUNTY OF Shelby }

BEFORE ME, the undersigned authority, personally appeared by: David P. Downs  
Its: Exec. Vice President of CENTRAL STATE BANK, who is known to me or has shown  
D.L. as identification, who after being by me first duly sworn, deposes and says that he/she  
has the full binding authority so execute this Subordination Agreement and he/she subscribed his/her  
name thereto in certification thereof.

[Signature]  
NOTARY PUBLIC

My Commission Expires

My Commission Expires April 4, 2016

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents, no boundary survey was made at the time of this conveyance



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**EXHIBIT "A"**



REAL PROPERTY IN THE CITY OF CALERA, COUNTY OF SHELBY, STATE OF ALABAMA,  
DESCRIBED AS FOLLOWS:

LOT 22, ACCORDING TO THE SURVEY OF SHELBY SPRING FARMS, LAKELAND SECTOR 1,  
AS RECORDED IN MAP BOOK 24, PAGE 134, IN THE OFFICE OF THE JUDGE OF PROBATE OF  
SHELBY COUNTY, ALABAMA.


BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO JAMES WESLEY ADAMS AND  
LARUE B. ADAMS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP FROM JERRY  
DAVID HUTTO, A SINGLE MAN, BY DEED DATED JUNE 15, 2001 AND RECORDED JUNE 15,  
2001 IN INSTRUMENT NO. 2001-24750 OF OFFICIAL RECORDS.

APN #: 29-3-07-0-002-023-000

Commonly known as: 4288 Highway 42, Calera, AL 35040

 ADAMS  
47672253 AL  
FIRST AMERICAN ELS  
SUBORDINATION AGREEMENT  


*WHEN RECORDED, RETURN TO:  
FIRST AMERICAN TITLE INSURANCE CO.  
1100 SUPERIOR AVENUE, SUITE 200  
CLEVELAND, OHIO 44114  
NATIONAL RECORDING*

  
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