

20140814000253500  
08/14/2014 09:37:10 AM  
SUBAGREM 1/5

Prepared by:  
Law Offices of Lauren Sonnier, PLLC  
P. O. Box 1516  
Ocean Springs, MS 39566  
228-327-1424

Return to: *Valoree Morgan*

**FIRST FEDERAL BANK**  
**P.O. BOX 1910**  
**TUSCALOOSA, AL. 35403**

STATE OF ALABAMA  
COUNTY OF SHELBY

**SUBORDINATION AGREEMENT**

Subordinating Lender:

*8327251n*

FIRST FEDERAL BANK (hereinafter referred to as "FIRST FEDERAL")

*(205) 391-6700*

Property Owner:

AMANDA MINIARD and JEREMY MINIARD (hereinafter referred to as "Property Owners")

911 Burnt Pine Drive  
Maylene, AL 35114

*(205)* [REDACTED]

and

New Lender:

GREEN TREE SERVICING, LLC (hereinafter referred to as "GREEN TREE SERVICING, LLC")

*(800) 643-0202*

Indexing Instructions: NE Corner of the SE 1/4 of NE 1/4 of Section 9, Township  
21 South, Range 3 West

**WITNESSETH:**

WHEREAS, Property Owners own certain property described in Exhibit A

and;

WHEREAS, Property Owners have given a Mortgage and Note to FIRST FEDERAL which Mortgage and Note is in the principal amount of \$18,502.00 and dated April 25, 2005, and recorded as Instrument No. 20050513000233190 in the office of the Records Office of SHELBY County, Alabama; and

WHEREAS, Property Owners have applied to GREEN TREE SERVICING, LLC, for a loan to be made to Property Owners and to be evidenced by a promissory note secured by a Mortgage and Note covering certain real property described in Exhibit A, which property is currently subject to the prior lien of the Mortgage and Note to FIRST FEDERAL. GREEN TREE SERVICING, LLC, will make such loan to Property Owners only on the condition precedent that such Mortgage and Note to FIRST FEDERAL be subordinated to the lien of the Mortgage and Note described below to be given by Property Owners to GREEN TREE SERVICING, LLC.

WHEREAS, in order to accommodate said loan by GREEN TREE SERVICING, LLC, FIRST FEDERAL has agreed to entered into this subordination agreement thereby placing GREEN TREE SERVICING, LLC, into a first lien position; and

WHEREAS, the parties have entered into this Subordination Agreement to evidence their understanding.

NOW THEREFORE, BE IT KNOWN, for and in consideration of the mutual promises and covenants contained herein and certain other good and valuable considerations, the receipt and sufficiency of which the parties acknowledge, FIRST FEDERAL does hereby declare its

indebtedness and the Mortgage and Note securing same to be subordinate to the lien of GREEN TREE SERVICING, LLC, in that Mortgage and Note in an amount not to exceed \$85,642.00 and dated 7/22, 2014.

NOW THEREFORE, BE IT FURTHER KNOWN, that the above-mentioned Mortgage and Note executed by Property Owners in favor of FIRST FEDERAL in the principal amount of \$18,502.00 and dated April 25, 2005, and recorded as Instrument No. 20050513000233190 in the office of the Records Office of SHELBY County, Alabama, is hereby made subordinate to that certain Deed of Trust executed by Property Owners in favor of GREEN TREE SERVICING, LLC, in that Mortgage and Note in an amount not to exceed \$85,642.00 and dated 7/22, 2014. It is the intent of this instrument and the parties that the Mortgage and Note in favor of GREEN TREE SERVICING, LLC, in that Mortgage and Note in an amount not to exceed <sup>\*</sup>\$85,642.00 and dated ~~8/15~~ 7/22/14, 2014, is to be a first lien on the subject property and will at all times be superior and prior to the Mortgage and Note in favor of FIRST FEDERAL in the principal amount of \$18,502.00 and dated April 25, 2005, and recorded as Instrument No. 20050513000233190 in the office of the Records Office of SHELBY County, Alabama.   
 \*instru# 20140813000253330

WITNESS MY SIGNATURE, on this the 14<sup>th</sup> day of July, 2014.

FIRST FEDERAL BANK

By: [Signature]

Its: President

STATE OF Alabama

COUNTY OF Tuscaloosa

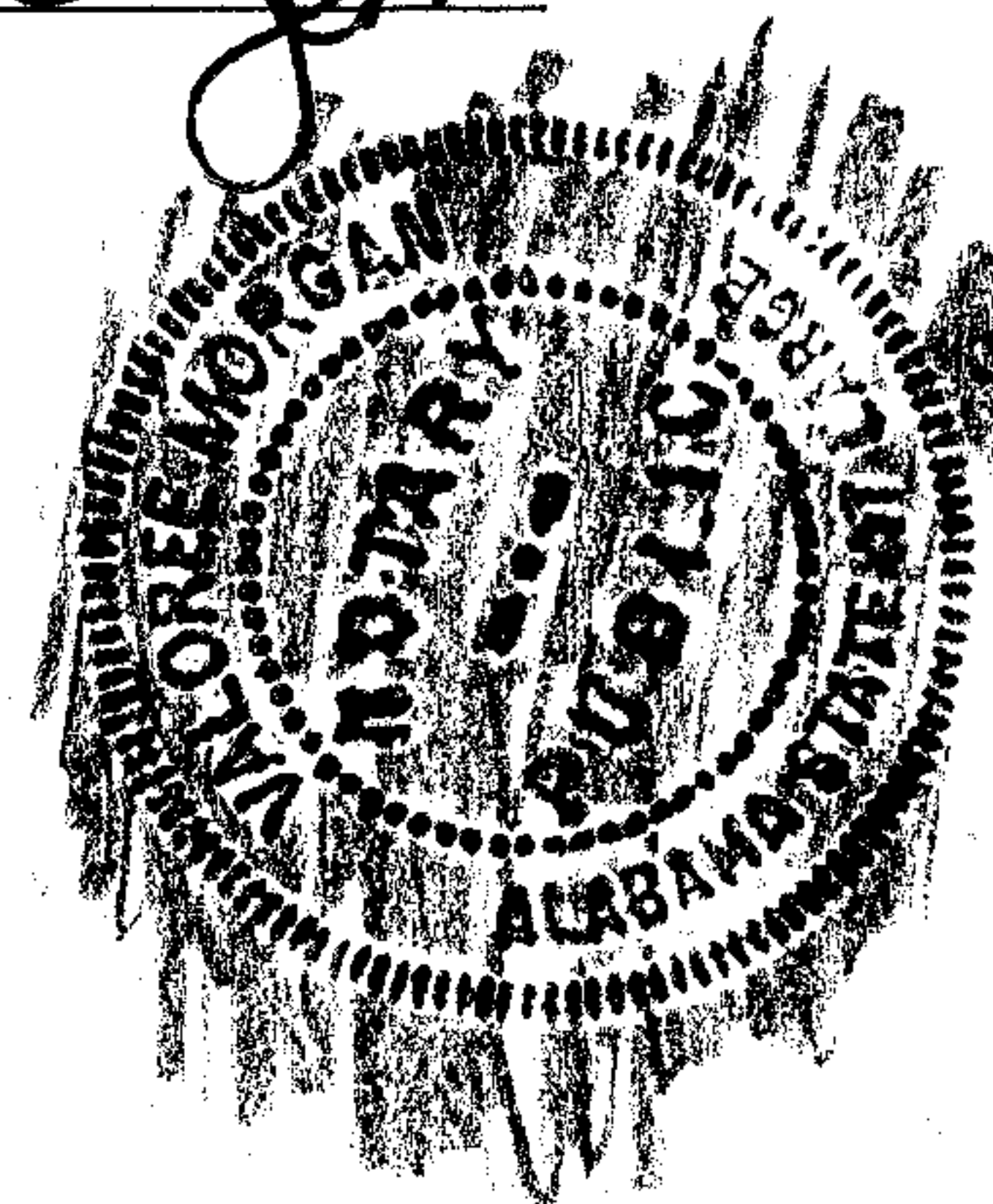
Personally appeared before me, the undersigned authority in and for said state and county, Charles Welbach who is President of First Federal Bank a corporation, who acknowledge that he/she signed, executed, sealed and delivered the above and foregoing subordination agreement on the day and year therein mentioned for and on behalf and as the act and deed of said corporation, they being duly authorized so to do.

Given under my hand and official seal on this 14<sup>th</sup> day of July, 2014.

Valerie Morgan  
Notary Public

My Commission Expires:

My Commission Expires  
June 6, 2017



**EXHIBIT A**

Real property in the City of **MAYLENE**, County of **SHELBY**, State of **Alabama**, described as follows:

**COMMENCE AT THE NE CORNER OF THE SE ¼ OF THE NE ¼ OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 3 WEST; THENCE RUN SOUTH ALONG THE EAST LINE OF SAID ¼ ¼ LINE A DISTANCE OF 364.25 FEET; THENCE TURN AN ANGLE OF 90 DEGREES 10 MINUTES 30 SECONDS RIGHT AND RUN A DISTANCE OF 2497.93 FEET; THENCE TURN AN ANGLE OF 86 DEGREES 20 MINUTES 49 SECONDS RIGHT AND RUN A DISTANCE OF 60.12 FEET; THENCE TURN AN ANGLE OF 86 DEGREES 20 MINUTES 49 SECONDS LEFT AND RUN A DISTANCE OF 908.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 150.02 FEET; THENCE TURN AN ANGLE OF 90 DEGREES RIGHT AND RUN A DISTANCE OF 300.00 FEET; THENCE TURN AN ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS RIGHT AND RUN A DISTANCE OF 150.02 FEET; THENCE TURN AN ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS RIGHT AND RUN A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.**

**Being all of that certain property conveyed to AMANDA MINIARD AND JEREMY MINIARD AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP from ANDREW T. HOLLEY AND MELISSA D. HOLLEY, HUSBAND AND WIFE, by deed dated APRIL 25, 2005 and recorded MAY 13, 2005, INSTRUMENT NO. 20050513000233170 of official records.**

Commonly known as: 911 BURNT PINE DR, MAYLENE, AL 35114  
APN #: **23-2-09-0-001-019-054**

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

MINIARD  
48990503  
AL  
FIRST AMERICAN ELS  
SUBORDINATION AGREEMENT  
5



Filed and Recorded  
Official Public Record  
Judge James W. Fairmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/14/2014 09:37:10 AM  
\$27.00 KELLY  
20140814000253500

A handwritten signature in black ink, appearing to be "J. Fairmeister", is written over the bottom right of the official record text.