

20140819000259790 1/7 \$33.00  
Shelby Cnty Judge of Probate, AL  
08/19/2014 02:15:45 PM FILED/CERT

**When recorded mail to: #:8956373**

First American Title  
Loss Mitigation Title Services 1348.1  
P.O. Box 27670  
Santa Ana, CA 92799  
RE: SMITH - PC REC SVC

Document Prepared by:

Justin Hayes

Midland Mortgage - A Division of MidFirst Bank  
999 N.W. Grand Boulevard, Suite 100  
Oklahoma City, OK 73118-6116  
1-800-552-3000



FHA Case Number: **011-4897401796**

### **SUBORDINATE MORTGAGE**

THIS SUBORDINATE MORTGAGE ("Security Instrument") is given on **March 14, 2014**. The grantor is **COLENTHIA SMITH**, a **unmarried person** whose address is **12737 HIGHWAY 25 CALERA, AL 35040** ("Borrower"). This Security Instrument is given to the **Secretary of Housing and Urban Development** whose address is **451 Seventh Street, SW, Washington, DC 20410** ("Lender"). Borrower owes Lender the principal sum of **seven-thousand-five-hundred-one dollars and fourteen cents (US \$7,501.14)**. This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for the full debt, if not paid earlier, due and payable on **3/1/2044**. The original mortgage was recorded in Instrument Number: 20020606000266300 on 6/6/2002. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, and all renewals, extensions and

Page 1 of the Subordinate Mortgage

Borrower Initial Lines

CS

\* Please add the appropriate number of initial lines for each signatory over 4

modifications of the Note; (b) the payment of all other sums to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns, with power of sale, the following described property located in **SHELBY** County, Alabama:

See Exhibit "A" attached hereto and made a part hereof.

**Tax ID# 28614000006000**

which has the address of: **12737 HIGHWAY 25 CALERA, AL 35040** ("Property Address");

Being the same property conveyed to COLENTHIA SMITH by Deed recorded 6/6/2002 and recorded in Instrument Number: 20020606000266290 in SHELBY County, Alabama

TO HAVE AND TO HOLD this property unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

**UNIFORM COVENANTS.** Borrower and Lender covenant and agree as follows:

**1. Payment of Principal.**

Borrower shall pay when due the principal of the debt evidenced by the Note.

**2. Borrower Not Released; Forbearance By Lender Not a Waiver.**


Extension of the time of payment of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successor in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the

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Borrower Initial Lines

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sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

**3. Successors and Assigns Bound; Joint and Several Liability; Co-signers.**

The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the term of this Security Instrument or the note without that Borrower's consent.

**4. Notices.**

Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to: **Department of Housing and Urban Development, Attn: Single Family Notes Branch, 451 Seventh Street, SW, Washington, DC 20410 or any address Lender designates** by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

**5. Governing Law; Severability.**

This Security Instrument shall be governed by Federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end, the provisions of the Security Instrument and the Note are declared to be severable.

**6. Borrower's Copy.**

Borrower shall be given one conformed copy of the Note and of this Security Instrument.


**NON-UNIFORM COVENANTS.** Borrower and Lender further covenant and agree as follows:

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Borrower Initial Lines

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**7. Acceleration; Remedies.**

Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument. The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and any other remedies permitted by applicable law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 7, including, but not limited to, reasonable attorney's fees and costs of title evidence.

If Lender invokes the power of sale, Lender shall give a copy of a notice to Borrower in the manner provided for in Section 4. Lender shall publish the notice of sale once a week for three consecutive weeks in a newspaper published in **SHELBY** County, Alabama, and thereupon shall sell the Property to the highest bidder at public auction at the front door of the County Courthouse of this County. Lender shall deliver to the purchaser Lender's deed conveying the Property. Lender or its designee may purchase the Property at any sale. Borrower covenants and agrees that the proceeds of the sale shall be applied in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

If the Lender's interest in this Security Instrument is held by the Secretary and the Secretary requires immediate payment in full under the Paragraph 7 of the Subordinate Note, the Secretary may invoke the nonjudicial power of sale provided in the Single Family Mortgage Foreclosure Act of 1994 ("Act") (12 USC 3751 et seq) by requesting a foreclosure commissioner designated under the Act to commence foreclosure and to sell the Property as provided in the Act. Nothing in the preceding sentence shall deprive the Secretary of any rights otherwise available to Lender under this paragraph or applicable law.

**8. Release.**

Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs. Lender may charge such person or persons a fee for reconveying the Property only if the fee is paid to a third party (such as the Trustee) for services rendered and the charging of the fee is permitted under applicable law.

**9. Waivers.**



Borrower waives all rights of homestead exemption in the Property and relinquishes all rights of curtesy and dower in the Property.

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Borrower Initial Lines

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BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it. IN WITNESS WHEREOF, Borrower has executed this Security Instrument.

BORROWER

Colenthia Smith  
COLENTHIA SMITH

3/24/2014  
Date

Acknowledgement

STATE OF ALABAMA

)  
) SS:  
)

COUNTY OF SHELBY

On the 24 day of March, 2014, before me, the undersigned, a notary public in and for said state, personally appeared **COLENTHIA SMITH**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

In witness whereof, I hereunto set my hand and official seal.

Jennifer M. Negron  
Notary Public  
Jennifer M. Negron  
Printed name of notary


County of Residence: Shelby  
Commission Number: 93-BD-C400-1  
My Commission Expires: 08/2014



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### Exhibit "A"

LOT 7, OF CALERIANA FARMS, A SUBDIVISION OF THE NE 1/4 OF SW 1/4 AND SOUTH 1/2 OF SW 1/4 OF SECTION 14, TOWNSHIP 22, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, A MAP OF WHICH DATED JUNE 29, 1929, IS RECORDED IN MAP BOOK 3, PAGE 32, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NW 1/4 OF SW 1/4, SECTION 14, TOWNSHIP 22, RANGE 2 WEST; THENCE RUN SOUTH ALONG THE EAST LINE OF THE SW 1/4 OF SW 1/4 OF SAID SECTION 14 A DISTANCE OF 510 FEET, MORE OR LESS, TO THE NORTH MARGIN OF THE RIGHT OF WAY OF THE CALERA-COLUMBIANA HIGHWAY; RUN THENCE IN A SOUTHWESTERLY DIRECTION AND ALONG SAID NORTH RIGHT OF WAY LINE THENCE IN A SOUTHWESTERLY DIRECTION AND ALONG SAID NORTH RIGHT OF WAY LINE OF SAID HIGHWAY 165 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING OF THE LOT HEREIN CONVEYED; CONTINUE THENCE IN A SOUTHWESTERLY DIRECTION AND ALONG SAID NORTH RIGHT OF WAY LINE OF SAID HIGHWAY 165 FEET TO A POINT; RUN THENCE NORTH AND PARALLEL WITH SAID EAST LINE OF SAID SW 1/4 OF SW 1/4 527 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID NW 1/4, OF SW 1/4, SECTION 14, TOWNSHIP 22, RANGE 2 WEST; RUN THENCE EAST ALONG SAID SOUTH LINE OF SAID NW 1/4 OF SW 1/4, 165 FEET MORE OR LESS TO THE NORTHWEST CORNER OF LOT 8 OF SAID CALERIANA FARMS; RUN THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID SW 1/4 OF SW 1/4 510 FEET, MORE OR LESS TO THE SAID POINT OF BEGINNING; BEING SITUATED IN THE SW 1/4 OF SW 1/4 SECTION 14, TOWNSHIP 22, RANGE 2 WEST, SHELBY COUNTY, ALABAMA. SUBJECT TO EXISTING EASEMENTS, RESTRICTIONS, SET-BACK LINES, RIGHTS OF WAY, LIMITATIONS, IF ANY OF RECORD.

  
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