

20150729000258230
07/29/2015 08:16:27 AM
SUBAGREM 1/4

Commitment Number: 544258

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

LOANDEPOT.COM, LLC

1495 HIGHWAY 441, WILSONVILLE, ALABAMA 35186

SUBORDINATION OF UCC FINANCIAL STATEMENT

This Subordination of FINANCING STATEMENT is Made By **BLUE WORLD POOLS, INC.** ("SECURED PARTY"), under the following circumstances:

A. SECURED PARTY is the holder of a financing statement (the "Existing Mortgage") described as follows:

UCC on behalf of BLUE WORLD POOLS, INC. against TIMOTHY BANNICK, JR. AND BOBBIE JO BANNICK, Dated 04/28/2014, Recorded 04/28/2014 as Instrument 20140428000126480 in the original amount of \$0.00 which is a lien on the real estate described below (the "Property").

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA. TO-WIT:

A PARCEL OF LAND LYING IN THE NE ONE QUARTER OF THE SE ONE QUARTER AND THE SE ONE QUARTER OF THE SE ONE QUARTER, SECTION 19, TOWNSHIP 20 SOUTH, RANGE 2 EAST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT AN IRON MARKER AT THE NORTHWEST CORNER OF THE SAID SE ONE QUARTER OF SE ONE QUARTER, SECTION 19, TOWNSHIP 20 SOUTH, RANGE 2 EAST, WHICH IS THE POINT OF BEGINNING, RUN SOUTHERLY ALONG THE WEST BOUNDARY LINE OF SAID SE ONE QUARTER OF SE ONE QUARTER A DISTANCE OF 135.7 FEET TO AN IRON MARKER; THENCE TURN 90 DEGREES

00 MINUTES TO THE LEFT AND RUN EASTERLY A DISTANCE OF 1185.7 FEET TO AN IRON MARKER ON THE WEST RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 441 (YELLOWLEAF-ROBINSON PUBLIC ROAD); THENCE RUN NORTHEASTERLY ALONG SAID WEST RIGHT OF WAY LINE OF SAID HIGHWAY NO. 441, ALONG CURVE TO THE LEFT A DISTANCE OF 362.0 FEET TO AN IRON MARKER ON SAID WEST RIGHT OF WAY LINE OF SAID HIGHWAY NO. 441; THENCE FROM A CHORD TO THE PRECEDING IRON MARKER TURN AN ANGLE OF 103 DEGREES 15 MINUTES TO THE LEFT AND RUN WESTERLY 1,265.1 FEET TO AN IRON MARKER ON THE WEST BOUNDARY OF SAID NE ONE QUARTER OF SE ONE QUARTER; THENCE RUN SOUTHERLY ALONG SAID WEST BOUNDARY LINE OF SAID NE ONE QUARTER OF SE ONE QUARTER A DISTANCE OF 217.3 FEET TO THE POINT OF BEGINNING. ACCORDING TO UNDATED SURVEY OF LEWIS M. ARMSTRONG, RLS NO. 2201, SITUATED IN SHELBY COUNTY, ALABAMA.

P.I.D#: 17-4-19-0-000-006-006

Property Address: 1495 HIGHWAY 441, WILSONVILLE, ALABAMA 35186

B. Lender, **LOANDEPOT.COM, LLC**, will be making a loan secured by a mortgage, in the maximum principal amount of \$227,559.00 (Two Hundred Twenty Seven Thousand Five Hundred Fifty Nine Dollars and Zero Cents), to **TIMOTHY BANNICK, JR.** and **BOBBIE JO BANNICK** as Borrower and ("New Mortgage"), which will be a is a lien on the Property.

C. As part of the consideration for Lender's agreement to make the loan secured by the New Mortgage, and to induce Lender to make that loan, Mortgagee has agreed to subordinate the lien of the Existing Mortgage to the lien of the New Mortgage, upon the terms and conditions set forth in this Agreement.

NOW THEREFORE, Mortgagee and Lender agree as follows:

1. Mortgagee hereby subordinates the lien of the Existing Mortgage to the lien of the New Mortgage; however, this subordination shall not otherwise affect the validity or priority of the Existing Mortgage.

2. This Subordination Agreement is made on the understanding that Mortgagee shall not be responsible for any of the obligations of Borrower contained in or secured by the New Mortgage.

3. This Subordination Agreement shall be binding upon and inure to the benefit of Lender and Mortgagee and their respective successors and assigns.

Executed this 24 day of JUNE, 2015

BLUE WORLD POOLS, INC.

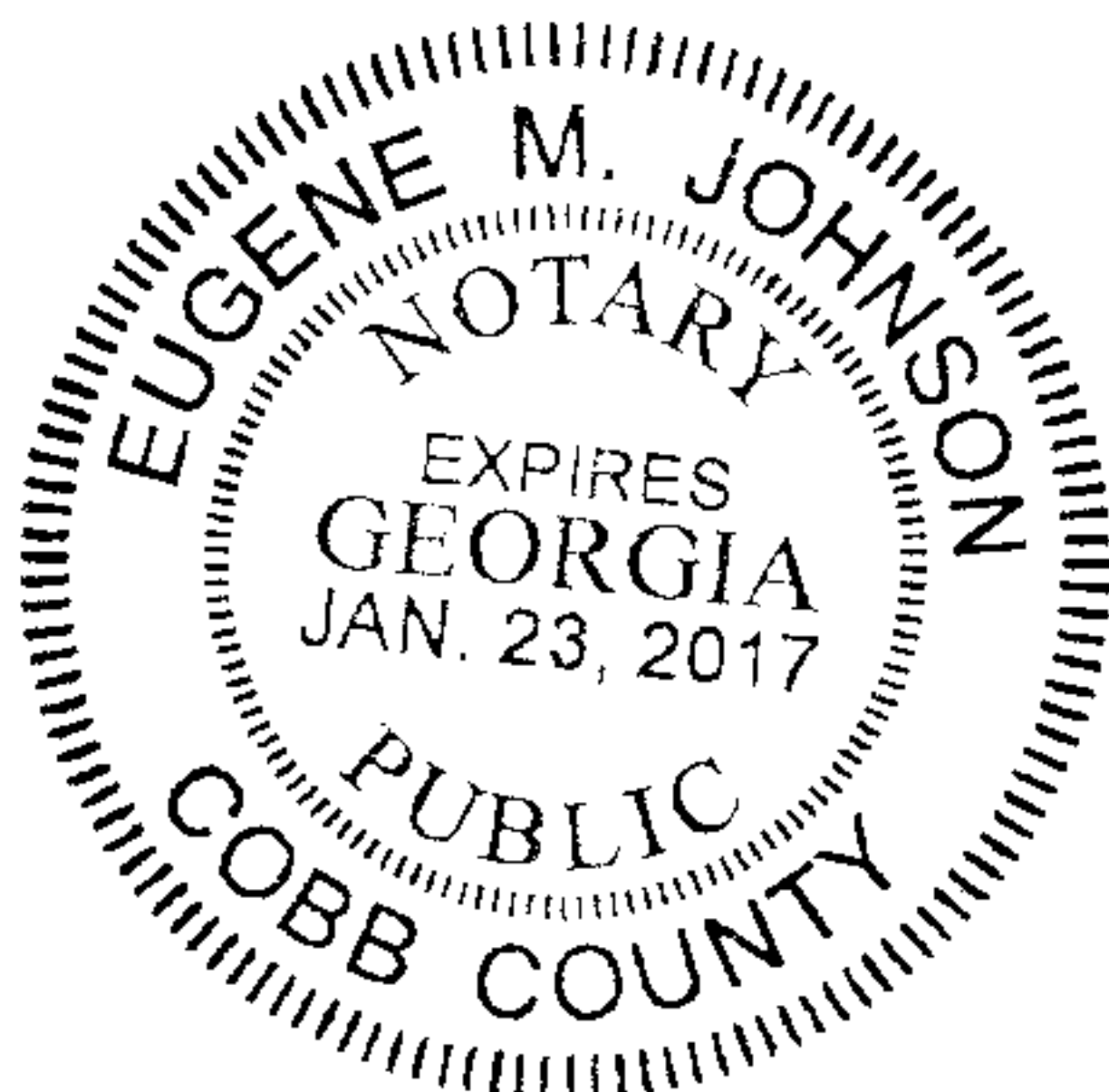
By: Andy Warren
Its: Authorized Representative

STATE OF Georgia
COUNTY OF Cobb

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Andy Warren its Authorized Representative on behalf of the Grantor **BLUE WORLD POOLS, INC.** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in his/her capacity as Authorized Representative and with full authority executed the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand an official seal this 24th day of June, 2015

[Signature]
Notary Public



Loan Number: 100590978

Date: JULY 10, 2015

Property Address: 1495 HIGHWAY 441
WILSONVILLE, ALABAMA 35186

EXHIBIT "A"

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA. TO-WIT:
A PARCEL OF LAND LYING IN THE NE ONE QUARTER OF THE SE ONE QUARTER AND THE SE ONE QUARTER OF THE SE ONE QUARTER, SECTION 19, TOWNSHIP 20 SOUTH, RANGE 2 EAST, AND MORE PARTICULARLY DESCRIBED AS FOLLOV
STARTING AT AN IRON MARKER AT THE NORTHWEST CORNER OF THE SAID SE ONE QUARTER OF SE ONE QUARTER, SECTION 19, TOWNSHIP 20 SOUTH, RANG 2 EAST, WHICH IS THE POINT OF BEGINNING, RUN SOUTHERLY ALONG THE WEST BOUNDARY LINE OF SAID SE ONE QUARTER OF SE ONE QUARTER A DISTANCE OF 135.7 FEET TO AN IRON MARKER; THENCE TURN 90 DEGREES 00 MINUTES TO THE LEFT AND RUN EASTERLY A DISTANCE OF 1185.7 FEET TO AN IRON MARKER ON THE WEST RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 441 (YELLOWLEAF-ROBINSON PUBLIC ROAD); THENCE RUN NORTHEASTERLY ALONG SAID WEST RIGHT OF WAY LINE OF SAID HIGHWAY NO. 441, ALONG CURVE TO THE LEFT A DISTANCE OF 362.0 FEET TO AN IRON MARKER ON SAID WEST RIGHT OF WAY LINE OF SAID HIGHWAY NO. 441; THENCE FROM A CHORD TO THE PRECEDING IRON MARKER TURN AN ANGLE OF 103 DEGREES 15 MINUTES TO THE LEFT AND RUN WESTERLY 1,265.1 FEET TO AN IRON MARKER ON THE WEST BOUNDARY OF SAID NE ONE QUARTER OF SE ONE QUARTER; THENCE RUN SOUTHERLY ALONG SAID WEST BOUNDARY LINE OF SAID NE ONE QUARTER OF SE ONE QUARTER A DISTANCE OF 217.3 FEET TO THE POINT OF BEGINNING. ACCORDING TO UNDATED SURVEY OF LEWIS M. ARMSTRONG, RLS NO. 2201, SITUATED IN SHELBY COUNTY, ALABAMA.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/29/2015 08:16:27 AM
\$23.00 CHERRY
20150729000258230

A handwritten signature in black ink, appearing to read "J. Fuhrmeister", is written over the official text.

A.P.N. # : 17-4-19-0-000-006-006