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09/24/2015 12:58:48 PM
SUBAGREM 1/5

Prepared by:
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228-327-1424

Return to:
First American Title Insurance Company
Attn: National Recording
1100 Superior Avenue, Suite 200
Cleveland, OH 44114

STATE OF ALABAMA
COUNTY OF SHELBY

SUBORDINATION AGREEMENT

60724707 - 3145269

Subordinating Lender:
AVADIAN CREDIT UNION f/k/a ALABAMA TELCO CREDIT UNION (hereinafter
referred to as "AVADIAN CREDIT UNION f/k/a ALABAMA TELCO CREDIT UNION")
Address: One Riverchase Parkway South, Hoover, AL 35244
(205) 985 - 2828

Property Owner:
LYNNETTE GULSBY, an unmarried woman (hereinafter referred to as "Property
Owners")

Address: 108 Hidden Creek Cove, Pelham, AL 35124

([REDACTED])

and

New Lender:
JPMORGAN CHASE BANK, NA (hereinafter referred to as "JPMORGAN CHASE")
Address: 1111 Polaris Parkway, Columbus, OH 43240

(800) 935 - 9935

Indexing Instructions: Lot 43, Phase One, Hidden Creek Townhomes

WITNESSETH:

WHEREAS, Property Owners own certain property described in Exhibit A
and;

WHEREAS, Property Owners have given a Mortgage and Note to AVADIAN CREDIT UNION f/k/a ALABAMA TELCO CREDIT UNION, which Mortgage and Note is in the principal amount of \$13,000.00 and dated June 21, 2013, and recorded in Instrument No. 20130724000301060 in the office of the Records Office of SHELBY County, Alabama; and

WHEREAS, Property Owners have applied to JPMORGAN CHASE 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 AVADIAN CREDIT UNION f/k/a ALABAMA TELCO CREDIT UNION. JPMORGAN CHASE will make such loan to Property Owners only on the condition precedent that such Mortgage and Note to AVADIAN CREDIT UNION f/k/a ALABAMA TELCO CREDIT UNION be subordinated to the lien of the Mortgage and Note described below to be given by Property Owners to JPMORGAN CHASE.

WHEREAS, in order to accommodate said loan by JPMORGAN CHASE, AVADIAN CREDIT UNION f/k/a ALABAMA TELCO CREDIT UNION has agreed to entered into this subordination agreement thereby placing JPMORGAN CHASE 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, AVADIAN CREDIT UNION f/k/a

ALABAMA TELCO CREDIT UNION does hereby declare its indebtedness and the Mortgage and Note securing same to be subordinate to the lien of JPMORGAN CHASE in that Mortgage and Note in an amount not to exceed \$85,052.00 and dated September 18, 2015.

NOW THEREFORE, BE IT FURTHER KNOWN, that the above-mentioned Mortgage and Note executed by Property Owners in favor of AVADIAN CREDIT UNION f/k/a ALABAMA TELCO CREDIT UNION in the principal amount of \$13,000.00 and dated June 21, 2013, and recorded in Instrument No. 20130724000301060 in the office of the Records Office of SHELBY County, Alabama, is hereby made subordinate to that certain Mortgage executed by Property Owners in favor of JPMORGAN CHASE in that Mortgage and Note in an amount not to exceed \$85,052.00 and dated September 18, 2015. It is the intent of this instrument and the parties that the Mortgage and Note in favor of JPMORGAN CHASE in that Mortgage and Note in an amount not to exceed \$85,052.00 and dated September 18, 2015, 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 AVADIAN CREDIT UNION f/k/a ALABAMA TELCO CREDIT UNION in the principal amount of \$13,000.00 and dated June 21, 2013, and recorded in Instrument No. 20130724000301060 in the office of the Records Office of SHELBY County, Alabama.

WITNESS MY SIGNATURE, on this the 28 day of August, 2015.

AVADIAN CREDIT UNION f/k/a
ALABAMA TELCO CREDIT UNION

By: Will N. Chandler

Its: SVP Lending & Collections

STATE OF Alabama

COUNTY OF Shelby

Personally appeared before me, the undersigned authority in and for said state and county, William R. Chancellor who is SVP Lending & Collections of AVADIAN CREDIT UNION f/k/a ALABAMA TELCO CREDIT UNION, a NA 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 28 day of August, 2015.

My Commission Expires: 6-1-2016

Beverly Williams
NOTARY PUBLIC
Beverly Williams

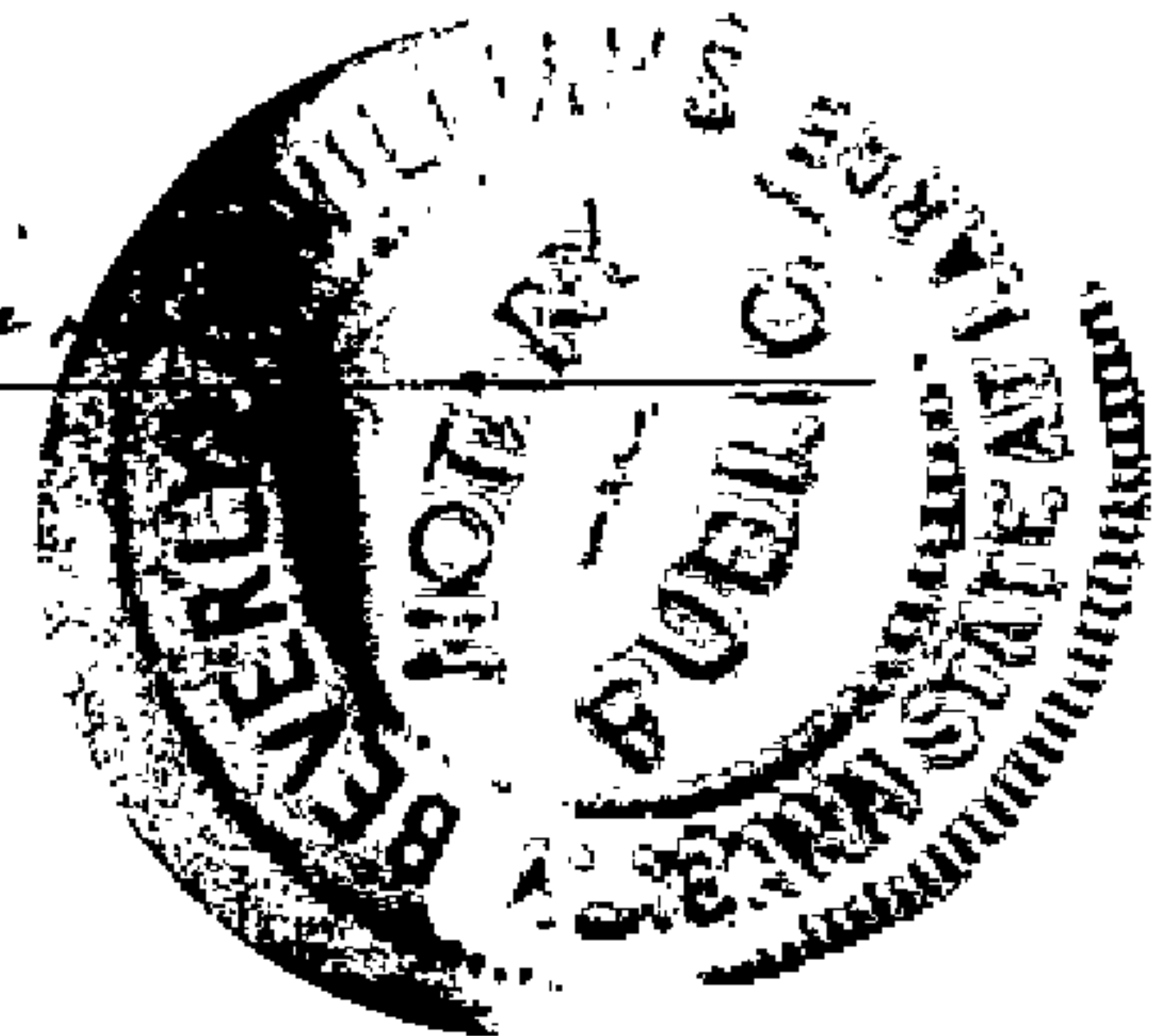


EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 13-6-13-4-006-043.000

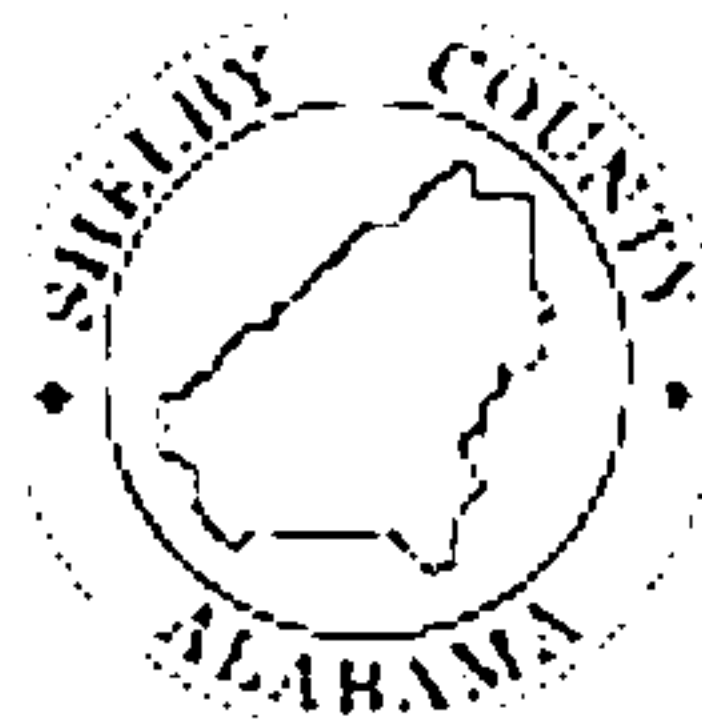
Land Situated in the County of Shelby in the State of AL

Lot 43, according to the survey of Phase One, Hidden Creek Townhomes, as recorded in Map Book 27, Page 49, in the probate office of Shelby County, Alabama.

Source of Title: Instrument# 20040211000070400

The property address and tax parcel identification number listed are provided solely for informational purposes.

Commonly known as: 108 Hidden Creek Cove , Pelham, AL 35124-4871



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/24/2015 12:58:48 PM
\$26.00 CHERRY
20150924000335170

A handwritten signature in black ink, likely of the Probate Judge, James W. Fuhrmeister.