

20151209000420260
12/09/2015 10:02:54 AM
SUBAGREM 1/3

SUBORDINATION AGREEMENT ②

61080695-3246822

Loan No: 3349399206

This Agreement is made this November 19, 2015 by as **Avadian Credit Union f/k/a Alabama Telco Credit Union**, whose address is 1849 Data Drive Birmingham, AL 35244-1202 (the "Lienholder").

WHEREAS the Lienholder is the holder of a mortgage/deed of trust/lien in the principal amount of \$20,000.00 executed by **Stephen R. Forsyth and Carol S. Forsyth, husband and wife** (the "Borrower"), dated March 24, 2009 and recorded on April 14, 2009, in Instrument 20090414000137080, in the records of Shelby County ("Lienholder's Lien"), covering the property commonly known as 300 Quail Ridge Court, Helena, AL 35080 (the "Property") and legally described as:

Situated in the County of Shelby, State of AL:

LOT 15, ACCORDING TO THE SURVEY OF QUAIL RIDGE SUBDIVISION, AS RECORDED IN MAP BOOK 22, PAGE 35, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Tax ID No.: 12 6 23 0 000 007.016

WHEREAS Quicken Loans Inc. intends to make a loan to the Borrower in a principal amount not to exceed \$219,350.00 and dated on or about Dec 3, 2015 to be secured by a mortgage/deed of trust granted to Mortgage Electronic Registration Systems Inc., as nominee for Quicken Loans Inc., its successors and or assigns, covering the Property ("Quicken Loans' Lien"), and

WHEREAS Quicken Loans Inc. will only make the loan to the Borrower provided that Lienholder's Lien is subordinate to Quicken Loans' Lien, and

WHEREAS Lienholder intends that Quicken Loans' Lien be prior and superior to Lienholder's Lien.

NOW, THEREFORE, it is agreed that in consideration of one dollar and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, Lienholder agrees to subordinate and make Lienholder's Lien subordinate and junior in all respects to Quicken Loans' Lien.

Loan No: 3349399206

Witnesses:

Signature Carmen Grace
Printed Name Carmen Grace

Signature Rochelle Coleman
Printed Name Rochelle Coleman

STATE OF Alabama
COUNTY OF Shelby SS

On November 19, 2015 before me, Beverly A. Williams (Notary Name),
personally appeared William R. Chancellor (Lienholder Representative),
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(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 authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Beverly A. Williams (Notary Signature)
Notary Public, County of Shelby, Acting in Shelby County.
State of Alabama
My commission expires 6-1-2016

This instrument drafted by and after recording return to:
Quicken Loans Inc.
Subordination Dept.
635 Woodward Avenue
Detroit, MI 48226

Lienholder Signature:

William R. Chancellor
Lienholder: Avadian Credit Union f/k/a
Alabama Telco Credit Union

Printed Name William R. Chancellor
Title SVP Lending & Collections

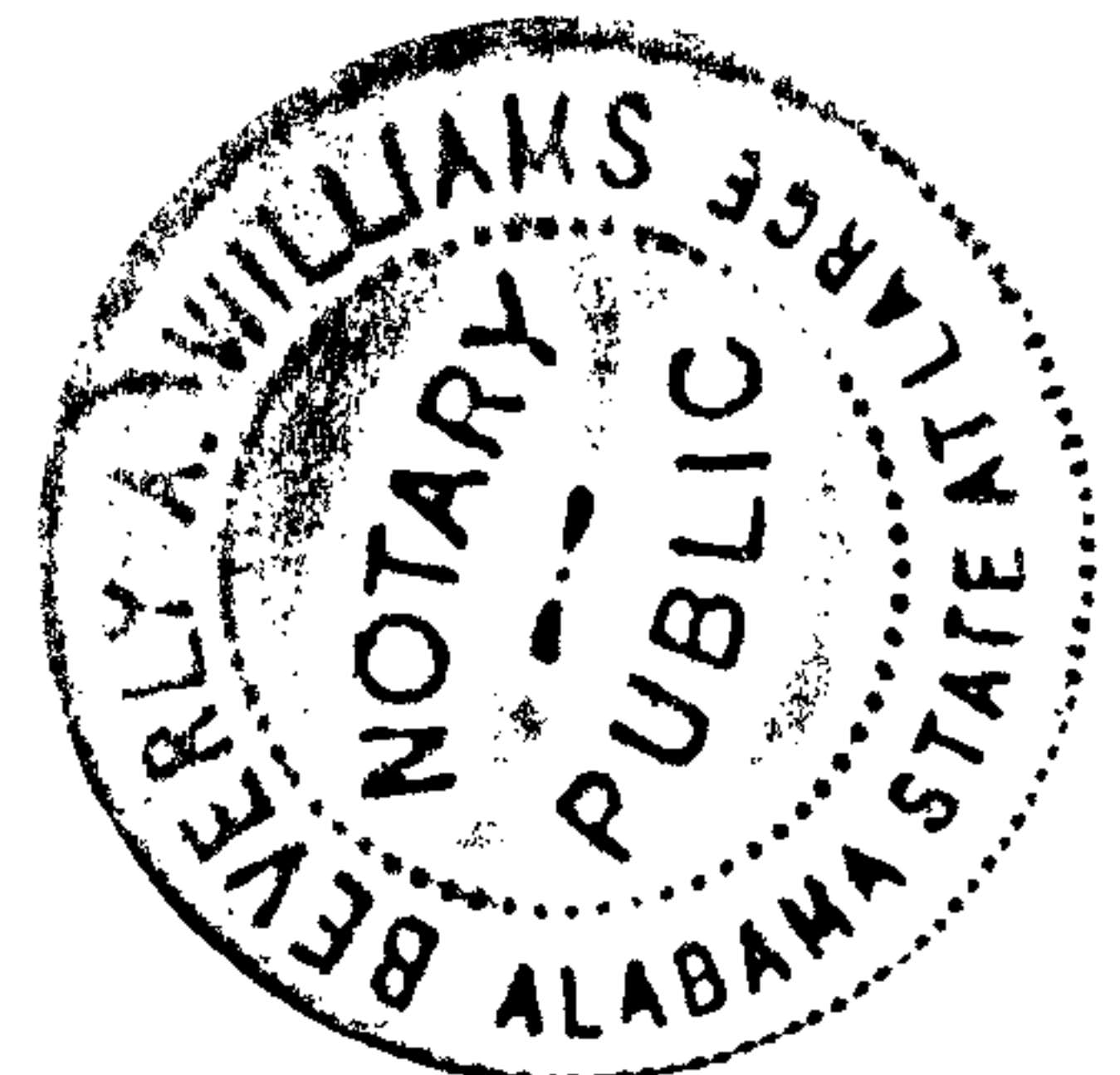


EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 12 6 23 0 000 007.016

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

LOT 15, ACCORDING TO THE SURVEY OF QUAIL RIDGE SUBDIVISION, AS RECORDED IN MAP BOOK 22, PAGE 35, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

SOURCE OF TITLE: INSTRUMENT NO. 2000-18412

Commonly known as: 300 Quail Ridge Court , Helena, AL 35080



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/09/2015 10:02:54 AM
\$20.00 CHERRY
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A handwritten signature in black ink, likely of the Probate Judge, James W. Fuhrmeister.