

20161031000398200

10/31/2016 10:06:41 AM

SUBAGREM 1/2

When recorded return to:

BancorpSouth Bank
Post Office Box 4360
Tupelo, MS 38803-4360

SUBORDINATION OF RECORDED LIEN

STATE OF ALABAMA ()
COUNTY OF SHELBY ()

KNOW ALL MEN BY THESE PRESENTS, That the undersigned **BANCORPSOUTH BANK** (hereinafter known as Mortgagee), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby subordinate the lien of that certain Mortgage (With Future Advance Clause), having a maximum loan amount of Twenty-Seven Thousand Four Hundred and No/100 Dollars (\$27,400.00), executed by Dancy Sullivan and Johnny Sullivan, husband and wife (hereinafter known as Mortgagor) in favor of BancorpSouth Bank, dated August 22, 2016, and filed on August 29, 2016, in Instrument No. 20160829000311130, in the Probate Office of Shelby County, Alabama, to the lien of that certain mortgage executed by the aforesaid Dancy Sullivan and Johnny Sullivan, wife and husband, in favor of Fairway Independent Mortgage Corporation, its successors and/or assigns, dated the 24th day of October, 2016, in the amount of Two Hundred Fourteen Thousand and No/100 Dollars (\$214,000.00) and recorded on the 28th day of October, 2016, in Instrument No. 2016 1028 000397450, in the Probate Office of Shelby County, Alabama; said mortgages both securing the property described as follows:

Lot 16, according to the Final Plat of Forest Ridge as recorded in Map Book 31, Page 2, in the Probate Office of Shelby County, Alabama.

NOW, THEREFORE, Mortgagee does hereby subordinate its mortgage lien on the above described land, as established by mortgage, with such mortgage now, by virtue of this document, hereby being made subordinate and junior to the mortgage executed by Mortgagor to Fairway Independent Mortgage Corporation, its successors and/or assigns, dated the 24th day of October, 2016, and recorded on the 28th day of October, 2016, in Instrument No. 2016 1028 000397450 in the Probate Office of Shelby County, Alabama.

Be it known, however, that the mortgage in favor of Mortgagee shall in all other respects remain in full force and effect and constitute a valid first lien against the above described property as to all other liens (with the sole exception of the lien recorded in on the 28th day of October, 2016, in Instrument No. 2016 1028 000397450 in said Probate Office of Shelby County, Alabama).

IN WITNESS WHEREOF, we have hereunto set our signature and seal this 20th
day of October, 2016.

BANCORPSOUTH BANK - MORTGAGEE

Branda Jaffer
Its: VP
By: Wanda Taylor

STATE OF MS)
COUNTY OF Desoto)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify
that VP Wanda Taylor whose name as
VP of BancorpSouth Bank, is signed to the foregoing
instrument, and who is known to me, acknowledged before me on this day that, being informed
of the contents of such instrument, he/she, as such officer and with full authority, executed the
same voluntarily for and as the act of said BancorpSouth Bank on the day the same bears date.

Given under my hand and official seal, this the 20th day of October,
2016.



Angela Wilkes
Notary Public
My Commission Expires: June 30, 2020



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/31/2016 10:06:41 AM
\$20.00 CHERRY
20161031000398200

James W. Fuhrmeister

This Instrument was Prepared By:

Lorrie Maples Parker, Attorney
The Parker Law Firm, LLC
500 Office Park Drive Suite 100
Birmingham, Alabama 35223