


THIS INSTRUMENT WAS PREPARED BY:
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20161219000462140 1/3 \$21.00
Shelby Cnty Judge of Probate. AL
12/19/2016 11:40:35 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

SUBORDINATION AGREEMENT

KNOW ALL MEN BY THESE PRESENT:

WHEREAS, the undersigned, Anthony's Real Estate, LLC, ("Subordinate Mortgagee") and J.S. Lewis Properties, LLC, ("Mortgagor") acknowledge that debt secured by that certain Mortgage dated July 2, 2014 from J.S. Lewis Properties, LLC to Anthony's Real Estate, LLC, on the following described real estate situated and being in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION


WHEREAS, the undersigned understand and agree that the debt secured by that certain Mortgage dated July 2, 2014 from J.S. Lewis Properties, LLC to Anthony's Real Estate, LLC recorded in Instrument No. 20140703000203150, in the Office of the Judge of Probate of Shelby County, Alabama, in the principal amount of \$1,600,000.00 shall be second, subordinate and inferior to that certain Mortgage dated December 2, 2016, executed by Anthony's Real Estate, LLC, to ServisFirst Bank recorded in Instrument No. 20161219000462110, in the Office of the Judge of Probate of Shelby County, Alabama, in the principal amount of \$1,600,000.00.

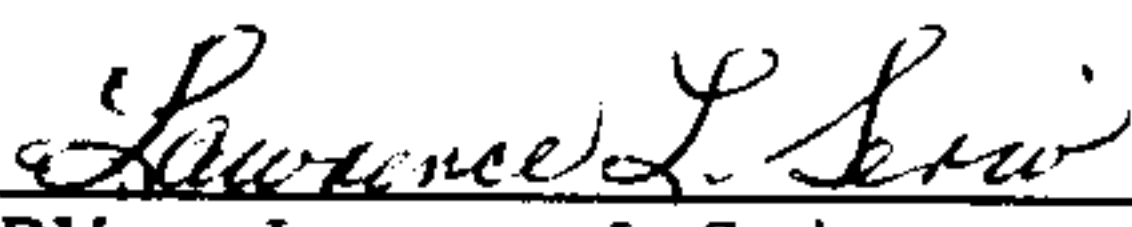
ANY DEFAULT under the terms of that certain Mortgage recorded in Instrument No. 20161219000462110 in the Office of the Judge of Probate of Shelby County, Alabama or the obligation secured thereby, shall constitute a default of that Mortgage recorded in Instrument No. 20140703000203150 in the Office of the Judge of Probate of Shelby County, Alabama.

IN WITNESS WHEREOF, Anthony's Real Estate, LLC, through its authorized individuals, Anthony S. Serio and Lawrence L. Serio, hereunto have set their hands and seals this 2 day of December, 2016.

Subordinate Mortgagee:

Anthony's Real Estate, LLC

 (SEAL)
BY: Anthony S. Serio
ITS: Member

 (SEAL)
BY: Lawrence L. Serio
ITS: Member

Mortgagor:

J. S. Lewis Properties, LLC

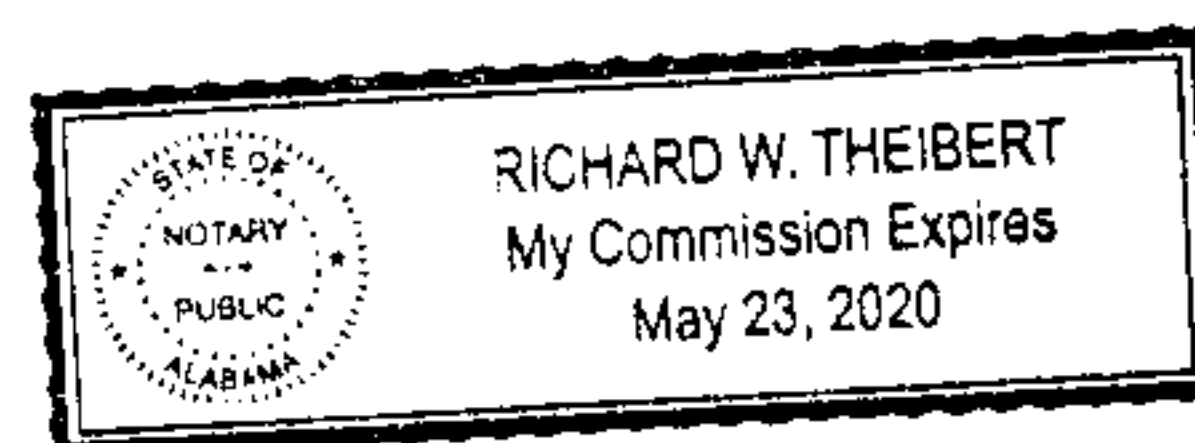
_____(SEAL)
BY: _____
ITS: _____

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Anthony S. Serio, whose name as Member of Anthony's Real Estate, LLC, an Alabama limited liability company, 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 said document, he, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 2 day of December, 2016.

M. H.
Notary Public
My Commission Expires: 5.23.20

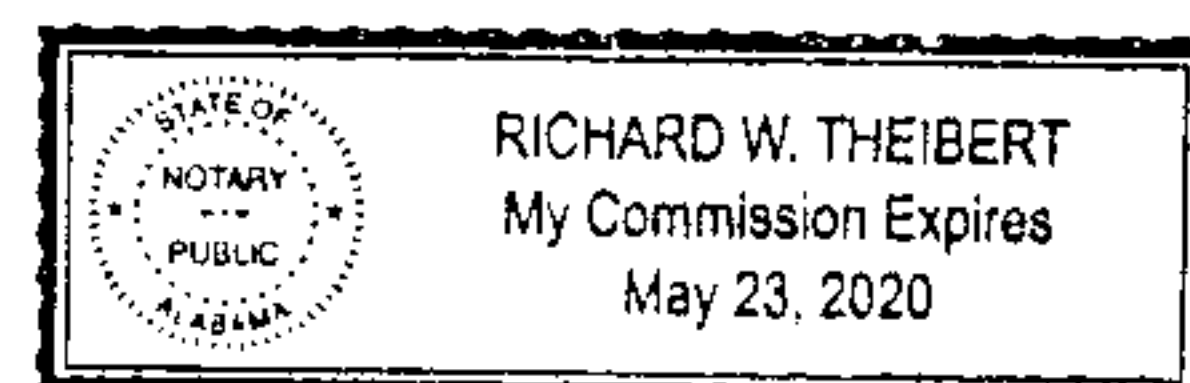


STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Lawrence L. Serio, whose name as Member of Anthony's Real Estate, LLC, an Alabama limited liability company, 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 said document, he, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 2 day of December, 2016.

M. H.
Notary Public
My Commission Expires: 5.23.20



STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that _____ whose name as _____ of J.S. Lewis Properties, LLC, an Alabama limited liability company, 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 said document, ___ he, as such _____ and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this _____ day of _____, 2016.

Notary Public
My Commission Expires: _____

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EXHIBIT A

The following described real property located in Shelby County, Alabama:

A parcel of land situated in the NE 1/4 of the NW 1/4 of Section 13, Township 20 South, Range 3 West in Shelby County, Alabama and being more particularly described as follows:

Commence at the NE corner of the South 1/2 of the NE 1/4 of the NW 1/4 of Section 13, Township 20 South, Range 3 West; thence North 82 deg. 58 min. 11 sec. West a distance of 1083.08 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 193.87 feet to a point on the Easterly right of way line of U.S. Highway No. 31; thence South 32 deg. 31 min. 16 sec. West along said right of way line a distance of 190.00 feet to a point on the Northerly right of way line of Canyon Park Drive; thence South 57 deg. 28 min. 44 sec. East along said right of way line a distance of 175.00 feet; thence North 32 deg. 31 min. 16 sec. East a distance of 273.44 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Said parcel also being described as Lot 11 of the proposed Canyon Park Subdivision.



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