

Return to:
RESOURCE REAL ESTATE
SERVICES, LLC
300 Red Brook Blvd.
Suite 300
Owings Mills, MD 21117
(410) 654-5550

SUBORDINATION AGREEMENT

File # DK-16-15056

This Subordination Agreement made as of the 12th day of January, 2017, by and between **Covenant Bank**, having an address of **7924 Parkway Drive, Leeds, Alabama 35094** ("Subordinator"), and **Sun West Mortgage Company Inc.**, a corporation organized and existing under the laws of the State of **California** with its principal place of business at **18000 Studebaker Road, Ste 200, Cerritos CA 90703** ("Lender").

RECITALS:

- A. **Catherine M Hess and Gilbert P Hess**, of **340 Vincent Street, Alabaster, Shelby County, Alabama 35007**, ("Borrower"), have applied to Lender for a loan to be made to Borrower and to be evidenced by a promissory note secured by a mortgage covering certain real property.
- B. The real property offered by Borrower as security to Lender is currently subject to the prior lien of the mortgage described below.
- C. Lender will make such loan to Borrower only on the condition precedent that such mortgage be subordinated to the lien of the mortgage described below to be given by Borrower to Lender.

In consideration of the matters described above, and of the mutual benefits and obligations set forth in this agreement, the parties agree as follows:

SUBORDINATION OF EXISTING MORTGAGE

The mortgage to be subordinated covers real property described as: **Attached Exhibit "A"**

and was made on the **5th** day of **February, 2013** by and between **Catherine M Hess and Gilbert P Hess** and **Covenant Bank**, in the amount of **\$11,976.34**, and filed or recorded on **04/24/2013**, at Instrument No. **20130424000166350**, of the records of the County of **Shelby**, State of **Alabama**, shall be and the same is now subordinated and made subject and subsequent to the lien of that certain mortgage covering the real property referenced above, dated 01-25-2017, 2017, between **Gilbert Patrick Hess a/k/a Gilbert P. Hess and Catherine Hess** and **Sun West Mortgage Company Inc.**, and filed or recorded on the * day of *, in book * page *, of the records of the County of **Shelby**, State of **Alabama**. *Loan Amount \$151,223.00*

The undersigned Subordinator has executed this agreement at **7924 Parkway drive, Leeds, Alabama 35094**, on the date first appearing above.

* To Be Recorded
Immediate
Prior Here To

Hayes Parnell III
SUBORDINATOR – Covenant Bank

By: Hayes Parnell, III

Its: President and CEO

State of **ALABAMA**)
County of **JEFFERSON**)

This instrument was acknowledged before me this 12th day of January, 2017, for and on behalf of **Covenant Bank**.

Kevin E. Parnell
Notary Public

My commission expires _____

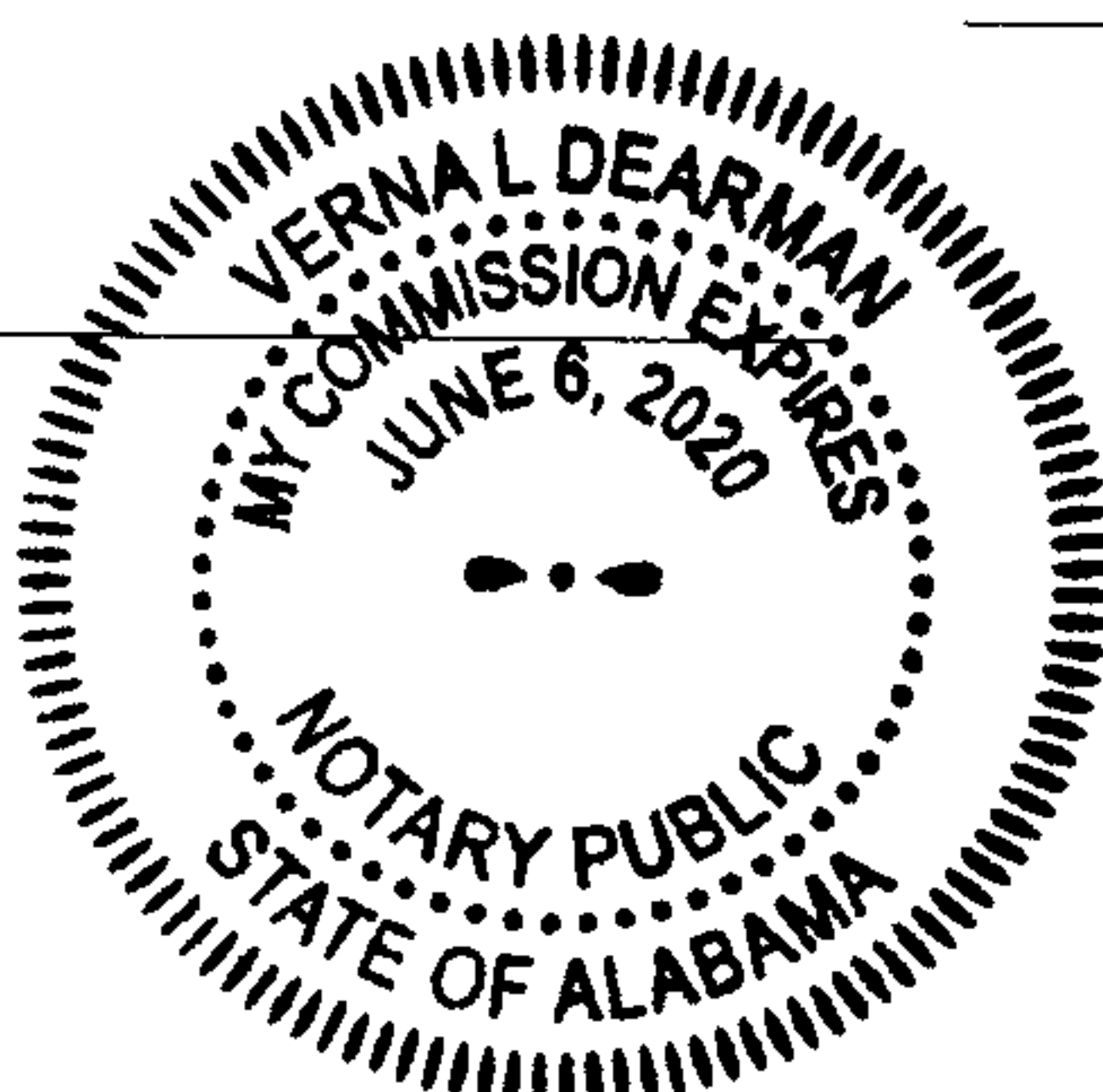


EXHIBIT "A"

The following described property, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 21, according to the plat of Southfield Gardens, as recorded in Map Book 38, Page 100 in the Office of the Judge of Probate of Shelby County, Alabama.

The improvements thereon being commonly known as 340 Vincent Street, Alabaster, AL 35007.

Being the same lot or parcel of ground which by Deed dated September 30, 2008 and recorded October 13, 2008 among the Land Records of Shelby County, State of Alabama, in Instrument: 20081013000402640, was granted and conveyed/assigned by and between Adams Homes, L.L.C., an Alabama Limited Liability Company, unto Gilbert Patrick Hess a/k/a Gilbert P. Hess. and Catherine Hess.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/14/2017 08:12:06 AM
\$18.00 CHERRY
20170414000126630

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