

**THIS INSTRUMENT WAS PREPARED BY JEFFERSON, MEGAN
WHEN RECORDED, MAIL TO:**

Alabama Housing Finance Authority
7460 Halcyon Pointe Drive, Suite 200
Montgomery, AL 36117

Loan Number: 8979

Case Number: 011-4513500

_____[Space Above This Line For Recording Data]_____

Subordination Agreement
(Modified Mortgage)

Date: May 1, 2017

Property (the legal description of the Property under the Junior Mortgage):

Commence at the Northeast corner of fractional Section 12, Township 24 North, Range 12 East, Shelby County, Alabama and run South 2° 05' East for 648 feet, thence South 95° 25' West for 316.6 feet; thence South 2° West for 495 feet; thence South 5° 20' East for 274 feet; thence South 3° 25' East for 210.0 feet; thence South 11° 5' West for 222.3 feet; said point being on the Easterly right of way line of Alabama Highway No. 155 and being in a curve to the right with a radius of 5779.58 feet; thence South 48° 55' East along said right of way for a chord distance of 348.0 feet to a point of intersection with the Northerly right of way line of Shelby County Road No. 18; thence left 110° 21' 49" from tangent and run Northeasterly 241.50 feet to a point of curve to the right; said curve having a central angle of 1° 40' and a radius of 1185.92 feet; thence along arc of said curve for a distance of 34.50 feet to point of beginning; thence left 157° 21' 44" to tangent and run Northwesterly for 36.9 feet; thence right 69° 03' 24" and run Northwesterly for 99.46 feet; thence right 6° 00' 49" and run Northwesterly for 212.22 feet to the Southerly right of way line of a public road; thence right 153° 43' 42" to chord and run Southeasterly along chord for 176.43 feet; thence right 12° 07' 25" to chord and run Southeasterly for 159.8 feet; thence right 98° 13' 09" and run Southwesterly 71.30 feet to point of beginning.

Property Address: 4559 Highway 18, Montevallo, AL 35115

Subordinating Lender:

Junior Mortgage: Secretary of Housing and Urban Development

Date: July 3, 2002

Borrowers: Wayne R. Key Jr. and Jennifer C. Key, a married man and a married woman

Trustee (if applicable): Mortgage Electronic Registration Systems, Inc.

Recording information: Instrument 20021205000605630 at Page 1-3, December 5, 2002

Original Principal Amount: \$2,742.55

Subordinating Lender:

Junior Mortgage: Alabama Housing Finance Authority (AHFA), a public corporation

Date: January 20, 2015

Borrowers: Wayne R. Key Jr. and Jennifer Combs Key, a married man and a married woman

Trustee (if applicable): Mortgage Electronic Registration Systems, Inc.

Recording information: Instrument 20150204000037860 at Page 1, February 4, 2015

Original Principal Amount: \$25,000.00



20170724000265190 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
07/24/2017 03:04:57 PM FILED/CERT

Senior Lender:

Original Mortgage: **Liberty Mortgage Corporation, and assigned to Alabama Housing Finance Authority August 26, 2005, Instrument Number 20050826000440090**

Date: **July 23, 1999**

Borrowers: **Wayne R. Key Jr. and Jennifer C. Key, a married man and a married woman**

Note secured by Original Mortgage: **Liberty Mortgage Corporation**

Dated: **July 23, 1999**

Original principal amount: **\$74,386.00**

Recording information: **Instrument Number 1999-31568 , page 1, July 29, 1999**

Modified Mortgage

Date of Modification: **June 1, 2017**

Borrowers: **Wayne R. Key Jr. and Jennifer C. Key, a married man and a married woman**

Modified Note secured by Modified Mortgage:

Dated: **June 1, 2017**

Modified principal amount: **\$55,835.04**

Recording information (when available):


Subordinating Lender is the owner and holder of the Junior Mortgage and obligations secured by the Junior Mortgage; the Junior Mortgage is a lien on the title to the Property or an interest in that title.

For value received and to induce the Senior Lender to modify the Original Mortgage, Subordinating Lender unconditionally subordinates its lien on, and all other rights and interests in, the title to the Property resulting from the Junior Mortgage to the lien on, and all other rights and interests in, the title to the Property resulting from the Modified Mortgage. Subordinating Lender agrees that its lien on, and all other rights and interests in, the title to the Property resulting from the Junior Mortgage will remain subordinate to the lien on, and all other rights and interests in, the title to the Property resulting from the Modified Mortgage regardless of any renewal, extension or further modification of the Modified Mortgage.

This Subordination Agreement shall be binding upon the successors and assigns of the Subordinating Lender.

_____[Space Below This Line For Acknowledgment]_____

IN WITNESS WHEREOF, the said Mortgage Electronic Registration Systems, Inc., by the officer duly authorized, has duly executed the foregoing instrument on the 18 day of July, 20 17.


20170724000265190 2/3 \$21.00
Shelby Cnty Judge of Probate: AL
07/24/2017 03:04:57 PM FILED/CERT

Mortgage Electronic Registration Systems (MERS)
As nominee for: **Secretary of Housing and Urban Development**

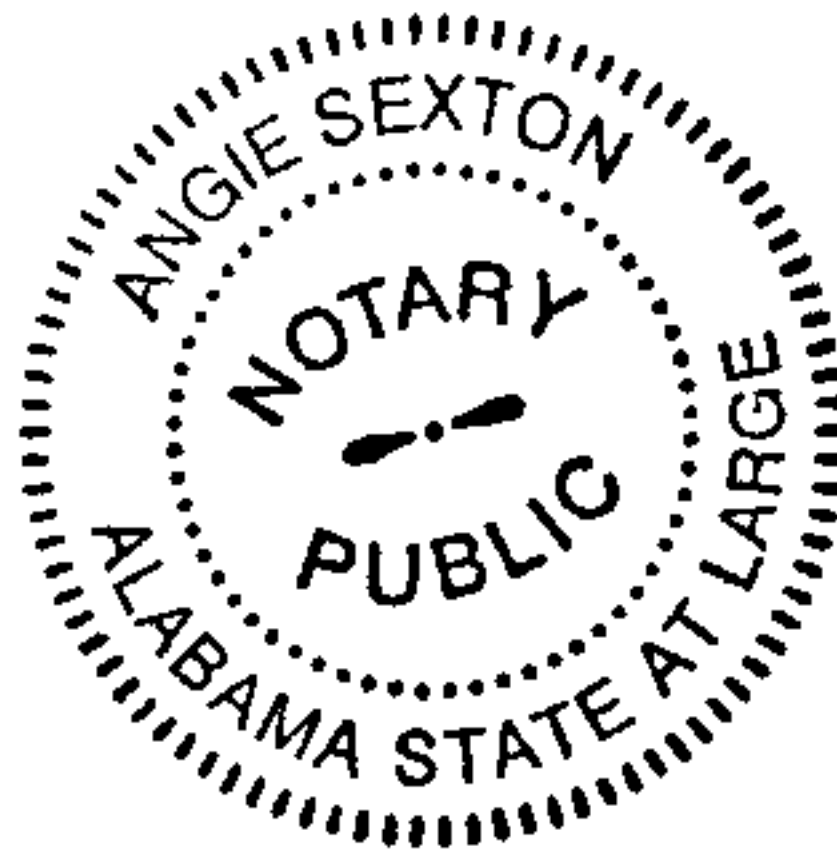


Anthony Box, Assistant Secretary

STATE OF ALABAMA
COUNTY OF MONTGOMERY

On the 18 day of July, 20 17 before me appeared Anthony Box personally known to me to be the Assistant Secretary of Mortgage Electronic Registration Systems, Inc., who resides as P O Box 2026, Flint MI 48501-2026, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporation seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

In witness whereof I hereunto set my hand and official seal



Angie Sexton

Notary Public

My Commission Expires: 9-18-17



20170724000265190 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
07/24/2017 03:04:57 PM FILED/CERT