

STATE OF ALABAMA
JEFFERSON COUNTY

SUBORDINATION AGREEMENT

WHEREAS **Anthony H. Mazzola and Theresa Mazzola, husband and wife** (hereinafter referred to as the "Borrowers" whether one or more), has applied to **Avadian Credit Union** hereinafter referred to as the "Lender") for a loan not to exceed **\$125,000.00** to be secured by a mortgage on the property hereinafter described; and

WHEREAS, **Avadian Credit Union**, (hereinafter the "Lienholder"), has a lien on said property which would in the absence of this agreement be superior to the mortgage to be executed by the Borrowers to the Lender; and

WHEREAS, the Lender is unwilling to make the requested loan to the Borrower unless the undersigned Lienholder subordinates its lien in said property to the mortgage to be executed by the Borrowers to the Lender.

NOW THEREFORE, in consideration of the premises and other good and valuable consideration, and in order to induce the Lender to make the requested loan to the Borrowers, the undersigned Lienholder hereby agrees as follows:

The undersigned Lienholder hereby subordinates to the mortgage to be executed by the Borrowers to the Lender, all right, title and interest at law or equity of the undersigned Lienholder in and to the following described property situated in **Shelby County**, Alabama, to-wit:

Address: 305 Rolling Mill St, Helena, AL 35080-3204

Legal Description: See Exhibit "A" attached hereto and incorporated herein by reference.

Avadian Credit Union has a mortgage dated **April 30, 2018** recorded in **Inst 20180508000156440** in the amount of \$36,600.00 on **May 8, 2018** at the Probate Office of **Shelby County, Alabama** (junior mortgage). **Avadian Credit Union** desires to subordinate its interest in said mortgage without limitation to that certain mortgage granted to **Avadian Credit Union** recorded in 20190812000290498 on 8/12/19, in the probate office in **Shelby County**.

IN WITNESS WHEREOF, the Lien holder has caused **Steven L. Thrasher, its Vice President, Mortgage Lending** to execute this Subordination Agreement on July 29, 2019.

BY:   

STATE OF ALABAMA
MADISON COUNTY

CORPORATE ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said county, in said State, hereby certify that **Steven L. Thrasher** whose name as **Vice President, Mortgage Lending** for **AVADIAN CREDIT UNION** is signed to the foregoing Subordination Agreement and who is known to me, acknowledged before me on this day, that being informed on the contents of the document, he as such officer of the corporation, and with full authority, executed the same voluntarily for and as the act of the corporation on the day the same bears date.

Given under my hand and official seal this 29 day of July, 2019.

Petra Jane Anita Byers
Notary Public
My Commission Expires: 5/9/2023

This instrument was prepared by:
Petra Byers
Avadian Credit Union
1 Riverchase Parkway South
Hoover, AL 35244

Source of Title
Document 20180508000156440

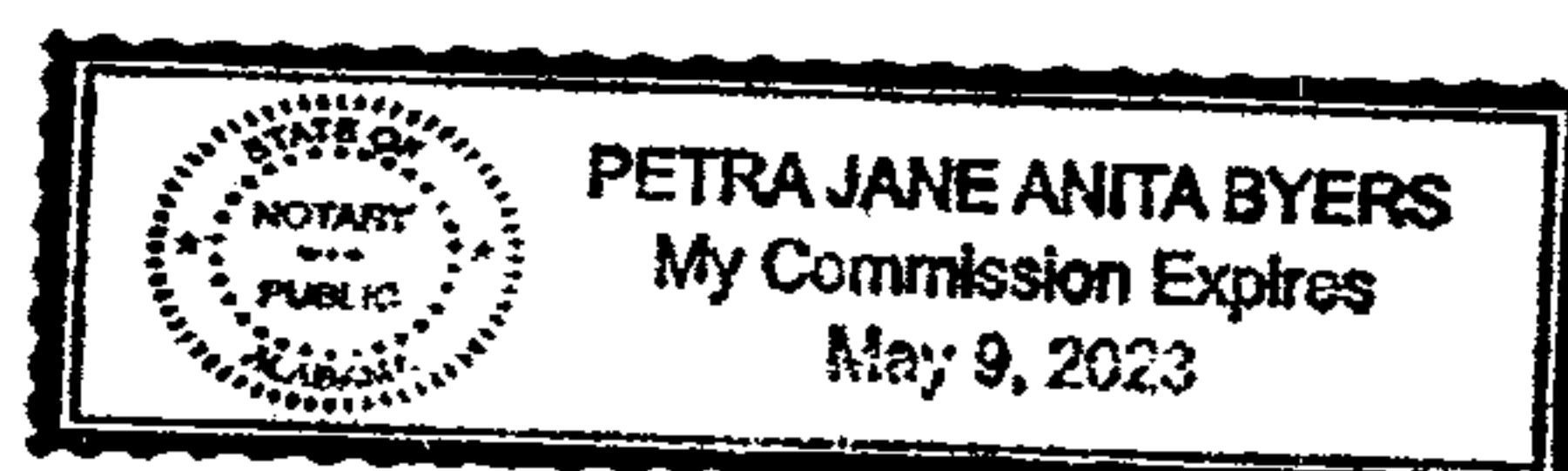


EXHIBIT "A"

A tract of land in the SE 1/4 of SW 1/4 of Section 15, Township 20, Range 3 West described as follows: Commence at a point where the West line of Rolling Mill Street intersects the south line of 3rd Avenue in the Town of Helena, Alabama, and run South along the West line of Rolling Mill Street 232 feet to the point of beginning of the lot herein described; from said point of beginning continue south along the West line of Rolling Mill Street 139 feet thence run West parallel with 3rd Avenue 229 feet; thence run North parallel with Rolling Mill Street 139 feet, thence run East parallel with 3rd Avenue 229 feet to the point of beginning.

AND

Commence at the Southwest corner of the SE 1/4 of the SW 1/4, Section 15, Township 20 South, Range 3 West; thence run North along the West line of the SE 1/4 of the SW 1/4 of said Section 15 a distance of 1059.80 feet; thence turn an angle of 94 degrees 35 minutes to the right and run a distance of 354.35 feet to the point of beginning, thence continue in the same direction a distance of 100.00 feet; thence turn an angle of 89 degrees 37 minutes to the left and run a distance of 141.75 feet; thence turn an angle of 89 degrees 33 minutes to the left and run a distance of 100.00 feet, thence turn an angle of 90 degrees 26 minutes 59 seconds to the left and run a distance of 143.20 feet to the point of beginning. Situated in the S 1/2 of the SW 1/4 of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama.

20190812000290580 08/12/2019 10:57:14 AM SUBAGREM 2/2



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/12/2019 10:57:14 AM
\$18.00 CHERRY
20190812000290580

Allen S. Boyd