

SUBORDINATION AGREEMENT

WHEREAS **DUSTY L SCHERER and JENNIFER M. SCHERER, husband and wife** (hereinafter referred to as the "Borrowers" whether one or more), has applied to **MortgageBanc**, hereinafter referred to as the "Lender") for a loan not to exceed **\$298,200.00** 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: 367 Signal Mountain Trail, Indian Springs, AL 35124

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

Avadian Credit Union has a mortgage dated **December 7, 2016** recorded in **#20161219000461790** in the principal amount of **\$50,000.00** on **December 19, 2016** 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 **MortgageBanc** recorded in 202008170003534080 on 8/17/2020, in the probate office in **Shelby County**.

IN WITNESS WHEREOF, the Lien holder has caused **Steve Thrasher, its VP of Mortgage** to execute this Subordination Agreement on 17 July 2020 2020.

BY: _____

STATE OF ALABAMA

CORPORATE ACKNOWLEDGMENT

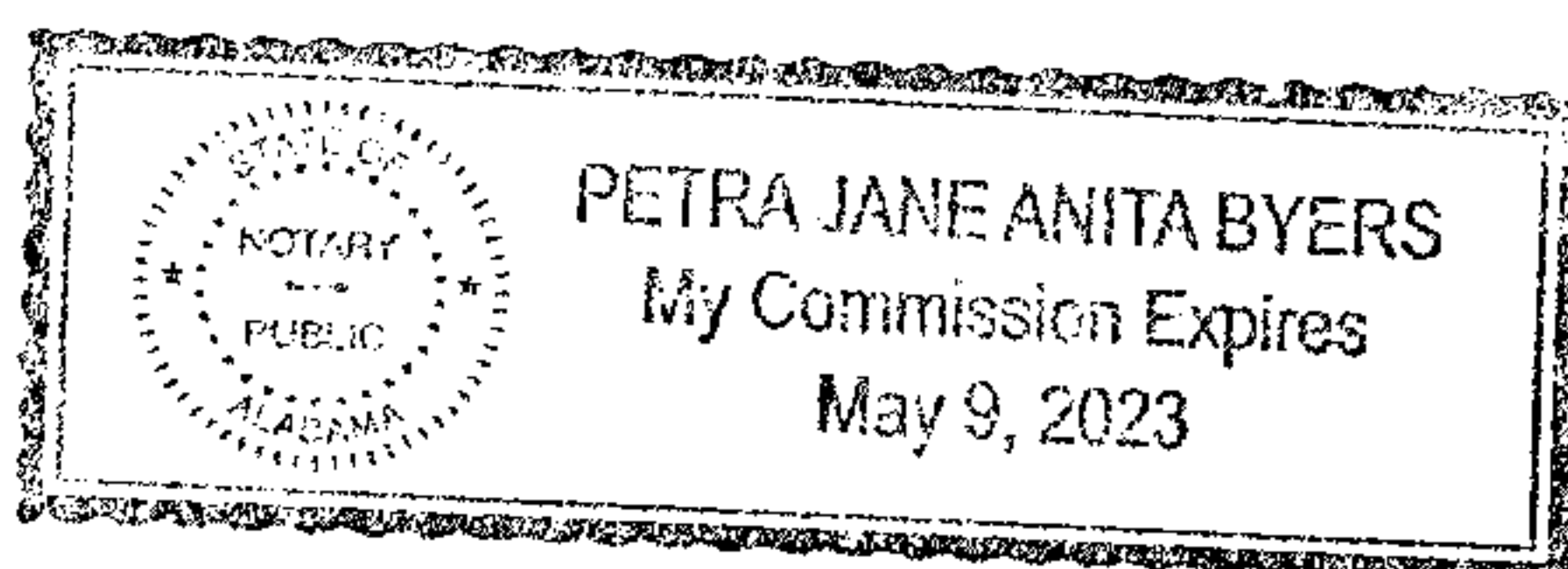
MADISON COUNTY

I, the undersigned authority, a Notary Public in and for said county, in said State, hereby certify that **Steve Thrasher** whose name as **VP of Mortgage** 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 17 day of July, 2020.

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

EXHIBIT A
LEGAL DESCRIPTION

Lot 8, according to the Survey of Indian Springs Ranch, 2nd Addition, as recorded in Map Book 4, Page 49, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/18/2020 02:54:46 PM
\$27.00 JESSICA
20200818000359050

Allie S. Bayl