



20200929000439890 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
09/29/2020 01:32:32 PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

GENERAL SUBORDINATION AGREEMENT

WHEREAS, Donald Black (hereinafter referred to as the "Borrower, whether one or more) has applied to Bryant Bank, its successors and/or assigns, for a loan in the amount of \$138,956.10, to be secured by a mortgage on the property described as follows:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

WHEREAS, Alabama Housing Finance Authority, has a lien or other interest in said property, which would in the absence of this agreement be superior to the mortgage to be executed by the Borrower to said Bryant Bank, and

WHEREAS, said Bryant Bank, is unwilling to make the requested loan to the Borrower unless the lien or other interest in said property is subordinated to the mortgage to be executed by the Borrower to said Bryant Bank.

NOW THEREFORE, in consideration of the premises and other good and valuable considerations, and in order to induce said Bryant Bank, to make the requested loan to the Borrower, the undersigned, Alabama Housing Finance Authority, does hereby agrees as follows:

Alabama Housing Finance Authority hereby subordinates to the mortgage to be executed by the Borrower to Bryant Bank, its successors and/or assigns, all right, title and interest of the undersigned in and to the above described property, situated in Shelby County, Alabama, to-wit:

All rights under that certain mortgage from Donald Black, to Alabama Housing Finance Authority, dated July 30, 2020, recorded as Instrument #20200804000331540, in the Probate Office of Shelby County, Alabama

including, without limitation, any lien which the undersigned has on said property.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal, this 29th day of Sept, 2020

Alabama Housing Finance Authority

Cathy James
by: Cathy James
its Business Dev. Manager

STATE OF Alabama
COUNTY of Montgomery

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Cathy James, whose name as Bus. Dev. Manager of Alabama Housing Finance Authority, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she executed the same voluntarily on the date the same bears date, for and as the act of said corporation.

Given under my official hand and seal, this 16 day of September, 20 20

Candice Goff
Notary Public

My commission expires:

My commission expires 03/16/2023.



20200929000439890 2/2 \$25.00
Shelby Cnty Judge of Probate, AL
09/29/2020 01:32:32 PM FILED/CERT

20200804000331540 08/04/2020 02:59:17 PM MORT 6/6

Loan # : 50122

Exhibit A

LEGAL DESCRIPTION

The following described property:

Lot 2, Final Plat of Black Subdivision, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 41, Page 67. Situated in Shelby County, Alabama.

Less and Except:

A parcel of land being a part of Lot 2 Final Plat Black Subdivision, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 41, Page 67, and being more particularly described as follows:

Commence at the Northeast corner of said Lot 2, said point being on the Southwest right of way of Shelby County Highway #47; thence S 29degrees39'26" E along said right of way a distance of 83.50' to the Point of Beginning; thence continue S 29 degrees 39'26" E along said right of way a distance of 248.68'; thence S 88 degrees 22'39" W a distance of 227.50'; thence N 36 degrees 54'47" W a distance of 126.80'; thence N 56 degrees 07'51" E a distance of 217.41' to the Point of Beginning.
Said parcel containing 0.89 acres, more or less.

Source of Title: Deed Inst# 20120522000182480

Assessor's Parcel No: 156140001007003



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/04/2020 02:59:17 PM
\$38.00 MISTY
20200804000331540

Allen S. Bayl