

20201007000456250
10/07/2020 03:38:16 PM
SUBAGREM 1/3

Record Concurrently

STATE OF ALABAMA)
JEFFERSON COUNTY)

SUBORDINATION AGREEMENT

WHEREAS, Michael D Dunnaway, and Roberta S Dunnaway, Husband and Wife, did execute and deliver to America's First Federal Credit Union a certain mortgage recorded in Inst. #20140508000138310 in the Office of the Judge of Probate of Shelby County, Alabama, covering the real property therein and hereinafter described and whereas the undersigned America's First Federal Credit Union, is desirous of subordinating said mortgage and making same second, subservient, subject and inferior to the lien of the mortgage to **Nationstar Mortgage LLC d/b/a Mr. Cooper** recorded on Inst. # _____, in the Office of the Judge of Probate of Shelby County, being in the amount of \$92,200.00, executed by the said Michael D Dunnaway and Roberta S Dunnaway on the property described as:

Lot 1, according to the Survey of Dunnaway Family Subdivision, as recorded in Map Book 25, Page 142, in the Probate Office of Shelby County, Alabama.

and as a further inducement for the said **Nationstar Mortgage LLC d/b/a Mr. Cooper** to make said mortgage.

NOW, THEREFORE, premises considered and the payment of \$1.00 to him in hand paid by said **Nationstar Mortgage LLC d/b/a Mr. Cooper**, the receipt whereof being hereby acknowledged, the undersigned America's First Federal Credit Union does, by these presents, make, declare, and confirm that the said mortgage above specifically described and identified to be, and the same is second, subordinate, subservient, subject and inferior to the lien of the above mortgage to **Nationstar Mortgage LLC d/b/a Mr. Cooper**, in all things and in all respects without reservation.

IN WITNESS WHEREOF, the said America's First Federal Credit Union has caused this instrument to be executed by its duly authorized officer on the day and date first set forth above.

America's First Federal Credit Union

BY: _____

Damita Tawbush

Residential Mortgage Loan Manager

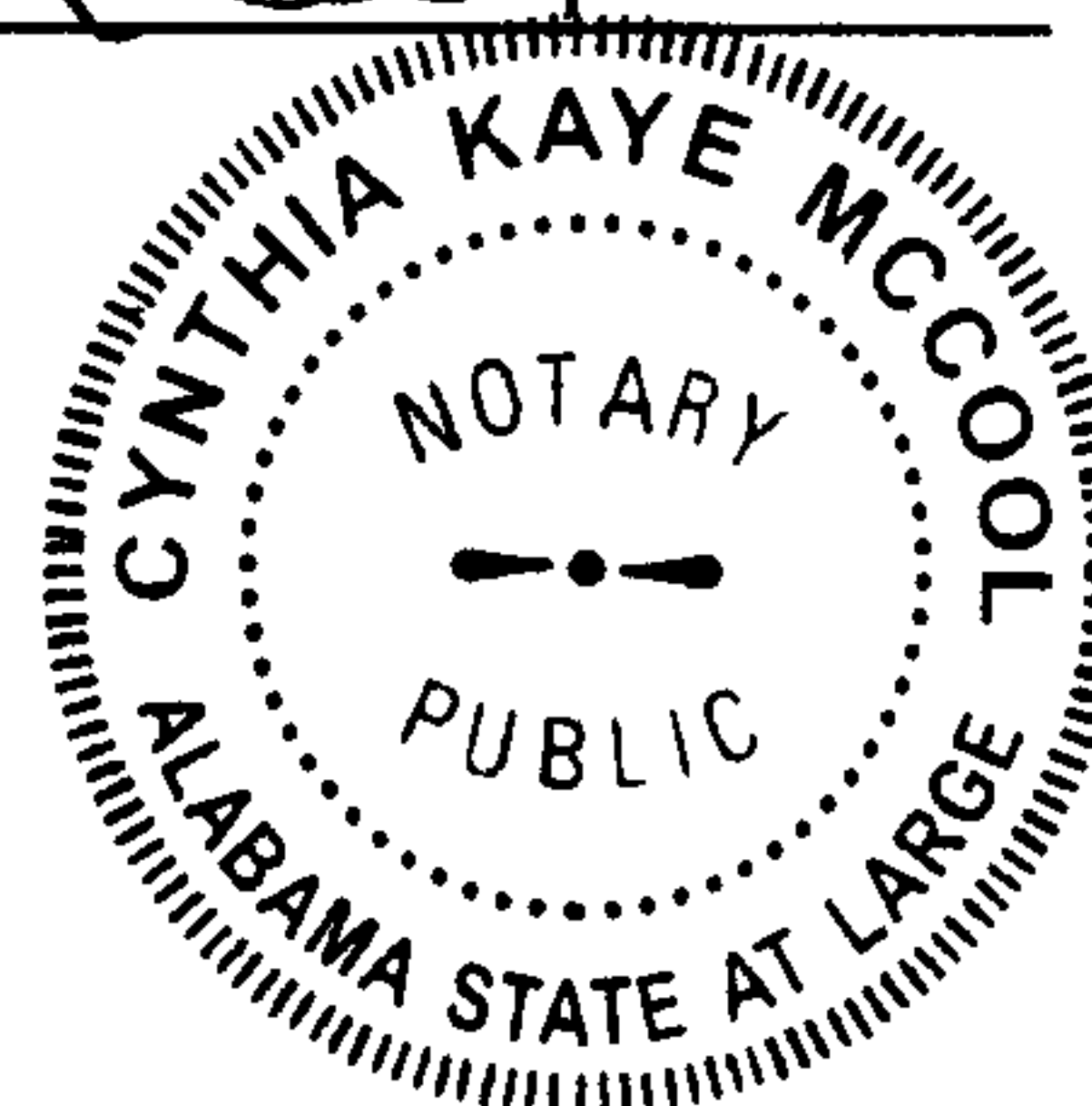
STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Damita Tawbush, whose name as Residential Mortgage Loan Manager of America's First Federal Credit Union 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, Damita Tawbush, as such Residential Mortgage Loan Manager and with full authority, executed the same voluntarily for and as the act of said association.

Given under my hand and seal of office, this the 4th day of August, 2020.

Cynthia Kaye McCool
Notary Public

My Commission Expires: August 4, 2023



THIS INSTRUMENT WAS PREPARED BY
CINDY MCCOOL
AMERICA'S FIRST FEDERAL CREDIT UNION
1200 4TH AVENUE NORTH
BIRMINGHAM, AL 35203

Order No.: 27107282

LEGAL DESCRIPTION

EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN SHELBY COUNTY, ALABAMA. TO
-WIT:

Commence from the northwest corner of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 19 South, Range 2 West, From thence run South along the West boundary line of said E1/2 of the SW1/4 of the SW 1/4 a distance of 229.97 feet, From thence turn left 88 degree 24 minutes 35 seconds and run East a distance of 218.97 that to the POINT OF BEGINNING, Thence. from the last described course. turn right 87 degrees 33 minutes 45 seconds and run South a distance of 215.0 feet. From thence turn left 89 degrees 46 minutes 50 seconds and run East a distance of 148.83 feet, From thence turn right 90 degrees 11 minutes 25 seconds and run South a distance of 92.30 feet ;From thence turn left 119 degrees 41 minutes 10 seconds and run Northeast a distance of 120. feet; From thence turn left 106 degrees 5 minutes 25 seconds and run Northwest a distance of 145.69 feet; From thence turn left 00 degrees 005 minute 15 seconds and continue running Northwest for a distance of 209.31 feet to the POINT OF BEGINNING. This parcel is situated in the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 19 South, Range 2 West, Shelby County, Alabama containing seven- Tenth (.07) acres, more or less and being the same parcel described as Parcel "A" in a survey rendered by Samuel J. Martin, Registered Land Surveyor #12601, on the 11th day of January, 1999, File No. 5489.

Subject to any valid adverse title as to minerals, oil or mining rights. easements or rights of way. covenants running with the land. encroachment: of other matters or defects shown by a survey of said property, together with all and singular the tenements, hereditaments, rights. members. privileges, and appurtenances thereunto belonging. or in any way appertaining. to have and to hold the same unto the Grantees in the manner and interest as set forth and stated hereinabove. and to me heirs and assigns of such survivor forever. together with every contingent remainder and right of reversion.

And the grantors do for themselves and their heirs, executors, and administrators covenant with the Grantees. their heirs and assigns. that they are lawfully seized in fee simple of said premises; that they are Free of all encumbrances unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid; that they will and their heirs. executors and administrators shall warrant and defend the same to the said Grantees. their heirs and assigns forever, against the lawful claims of all persons. however any matter. condition or limitation set out hereinabove is excepted him any warranty.

Deed reference: Deed recorded 7/20/1999 as instrument # 1999-30363

Assessor's Parcel No: 10-6-14-0-001-038.001



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/07/2020 03:38:16 PM
\$29.00 JESSICA
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Alexis Bayl