

H0V2000832 - sub

SUBORDINATION AGREEMENT

20210309000117520  
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SUBAGREM 1/1

STATE OF ALABAMA  
COUNTY OF SHELBY

THAT, WHEREAS, James Bryan Sheffield, Jr. and Katherine Sheffield, have an outstanding lien in favor of Progress Bank and Trust, dated 4/9/2018, recorded on 4/19/2018, in Instrument No. 20180419000132380 in the Probate Office of Shelby County, Alabama, in the amount of \$60,000.00, on that certain real estate described as follows:

Lot 2327, according to the survey of Riverchase Country Club, Twenty-Third Addition, Residential Subdivision, as recorded in Map Book 10, Page 11 A & B, in the Probate Office of Shelby County, Alabama

Property Address: 2201 Baneberry Drive, Hoover, AL 35244

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Progress Bank and Trust does hereby subordinate the Mortgage described above in favor of that certain Act of Mortgage, dated Feb. 17, 2021, executed James Bryan Sheffield and Katherine Sheffield, in favor of Bank of England in an amount not to exceed \$287,386.00 payable in monthly installments with interest at the rate of 2.25% per annum from date until paid, which said note is secured by a Mortgage, recorded in Instrument No. 20210309000116490, of the official records of the Probate Office of Shelby County, Alabama, with it being the intent and purpose of Progress Bank and Trust that said Mortgage in favor of Bank of England shall be and at all times remain a first mortgage upon the property described therein, and that the Mortgage, first above described, held by Progress Bank and Trust shall be and at all times remain a second mortgage upon the property described therein and, in the event of a sale of said mortgaged property, by foreclosure or otherwise, the said note in favor of Bank of England second above described, shall be paid by preference and priority in principal, interest, attorney's fees and costs over the Mortgage held by Progress Bank and Trust.

Witness my hand and seal this the 8<sup>th</sup> day of Jan., 2021.

Progress Bank and Trust

BY: C. C. C. C. C.

ITS: VICE PRESIDENT, BUSINESS BANKING

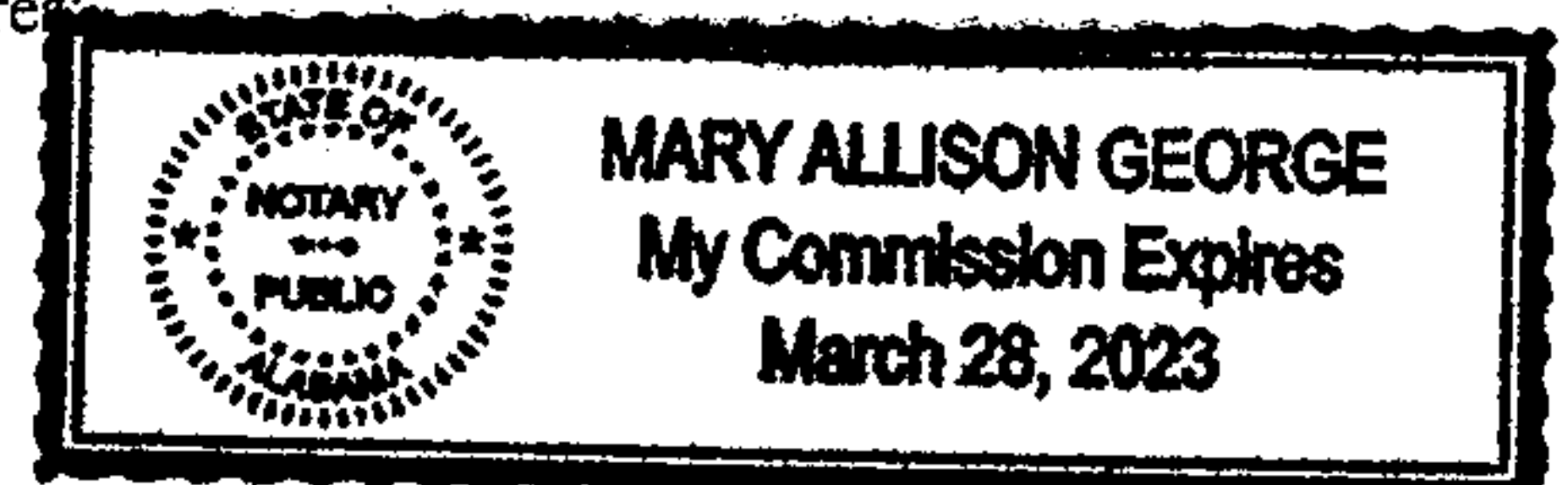
STATE OF AL  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CLARE DOBBS, whose name as VICE PRESIDENT of Progress Bank and Trust, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said instrument, he/she executed the same voluntarily for and as the act of Progress Bank and Trust.

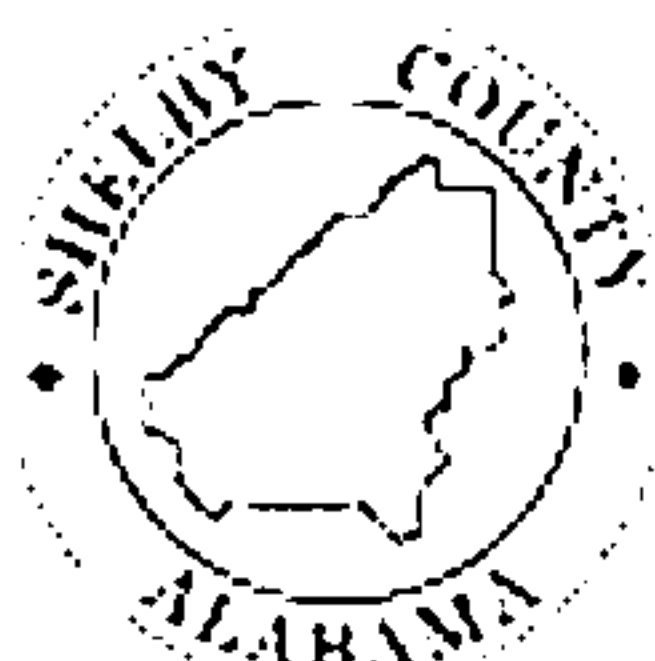
Given under my hand and official seal this the 8<sup>th</sup> day of January, 2021.

Mary Allison George  
Notary Public

My Commission Expires



Prepared By:  
S. KENT STEWART  
STEWART & ASSOCIATES, P.C.  
3595 GRANDVIEW PKWY, #280  
BIRMINGHAM, ALABAMA 35243



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
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Allen S. Bayl