

STATE OF ALABAMA
SHELBY COUNTY

SUBORDINATION AGREEMENT

WHEREAS **BRADLEY STUART HAYN AND KELLI A HAYN**, husband and wife (hereinafter referred to as the "Borrowers" whether one or more), has applied to **Fairway Independent Mortgage Corporation** hereinafter referred to as the "Lender") for a loan not to exceed \$430,200.00 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: 1010 Greystone Cove Dr, Birmingham, AL 35242

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

Avadian Credit Union has a mortgage dated **January 15, 2020** recorded in **#20200127000035370** in the principal amount of **\$60,000.00** on **January 27, 2020** 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 **Fairway Independent Mortgage Corporation** recorded in _____ on _____, 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 March 23, 2021.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/16/2021 12:27:06 PM
\$22.00 CHERRY
20210416000191040

Steven L. Thrasher

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 **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 23 day of March, 2021.

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

