

Recording Requested By:

Freedom Mortgage Corporation
951 Yamato Road
Boca Raton, FL 33431

After Recording Return To:

Freedom Mortgage Corporation C/O:
Mortgage Connect, LP
Attn: Loan Mod Processing Team
600 Clubhouse Drive
Moon Township, PA 15108
APN/Tax ID: 20 6 13 0 001 056.008
Recording Number: 3054304

This document was prepared by: Freedom Mortgage Corporation, Michele Rice, 11988 Exit 5
PkwY Bldg 4, Fishers, IN 46037-7939, 855-690-5900

_____**Space Above This Line For Recording Data**_____

FHA Case No. 011-9623829-703

SUBORDINATE MORTGAGE

THIS SUBORDINATE MORTGAGE ("Security Instrument") is given on July 19, 2024.

The Mortgagor is **JONATHAN GLENN ADAMS JOINED BY NON TILED SPOUSE APRIL
ADAMS WHOS JUST SIGNING TO WAIVE HOMESTEAD RIGHTS ONLY**

Whose address is 105 SUNRISE CIR WILSONVILLE, AL 35186 ("Borrower").

This Security Instrument is given to the Secretary of Housing and Urban Development, its successors and assigns whose address is 451 Seventh Street, SW, Washington, DC 20410 ("Lender"). Borrower owes Lender the principal sum of two thousand seven hundred seventy and 43/100 Dollars (U.S. 2,770.43). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for the full debt, if not paid earlier, due and payable on August 1, 2046.

This SECURITY INSTRUMENT secures to Lender: (a) the repayment of the debt evidenced by the Note, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, advanced under Paragraph 2 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, warrant, grant and convey to the Lender, with the power of sale the following described property located in **Shelby County**, State of

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ALABAMA which has the address of 105 SUNRISE CIR WILSONVILLE, AL 35186, ("Property Address") more particularly described as follows: *See Exhibit A for Legal Description*

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances or record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

Borrower and Lender covenant agree as follows:

UNIFORM COVENANTS.

1. **PAYMENT OF PRINCIPAL.** Borrower shall pay when due the principal of the debt evidenced by the Note.

2. **BORROWER NOT RELEASED; FORBEARANCE BY LENDER NOT A WAIVER.** Extension of the time of payment of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successor in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

3. **SUCCESSORS AND ASSIGNS BOUND; JOINT AND SEVERAL LIABILITY; CO-SIGNERS.** The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the term of this Security Instrument or the Note without that Borrower's consent.

4. **NOTICES.** Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to: Department of Housing and Urban Development, Attention: Single Family Notes Branch, 451 Seventh Street, SW, Washington, DC 20410 or any address Lender designates by notice to

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Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

5. **GOVERNING LAW; SEVERABILITY.** This Security Instrument shall be governed by Federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

6. **Borrower's Copy.** Borrower shall be given one conformed copy of the Note and of this Security Instrument.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

7. **ACCELERATION; REMEDIES.** Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument unless applicable law provides otherwise. The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice further shall inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option, may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and any other remedies permitted by applicable law. Lender to the extent permitted by applicable law shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 7, including without limitation reasonable attorneys' fees and costs of title evidence.

If Lender invokes the power of sale, Lender shall mail a copy of a notice to Borrower in the manner provided in Section 4. Lender shall publish the notice of sale once a week for three consecutive weeks in a newspaper published in SHELBY County, Alabama, and thereupon shall sell the Property to the highest bidder at public auction at the front door of the County Courthouse of that County. Lender shall deliver to the purchaser Lender's deed conveying the Property. Lender or its designee may purchase the Property at any sale. Borrower covenants and agrees that the proceeds of the sale shall be applied in the following order: (a) to all expenses of the sale, including without limitation reasonable attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

8. **RELEASE.** Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted by applicable law.

9. **WAIVERS.** Borrower waives all rights of homestead exemption in the Property and relinquishes all rights of curtesy and dower in the Property.

If the Lender's interest in this Security Instrument is held by the Secretary and the Secretary requires immediate payment in full under Paragraph 4 of the Subordinate Note, the Secretary may

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invoke the nonjudicial power of sale provided in the Single Family Mortgage Foreclosure Act of 1994 (“Act”) (12 U.S.C. § 3751 et seq.) by requesting a foreclosure commissioner designated under the Act to commence foreclosure and to sell the Property as provided in the Act. Nothing in the preceding sentence shall deprive the Secretary of any rights otherwise available to a Lender under this paragraph or applicable law.

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By SIGNING BELOW, Borrower accepts and agrees to the terms contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

CAUTION – IT IS IMPORTANT THAT YOU THOROUGHLY READ THE CONTRACT BEFORE YOU SIGN IT.

**Sign here to execute
Subordinate Security
Instrument**

Jonathan Glenn Adams
Jonathan Glenn Adams
(Must be signed exactly as printed)
07/29/2024
Signature Date (MM/DD/YYYY)

**Sign here to execute
Subordinate Security
Instrument**

April Adams
April Adams
(Must be signed exactly as printed)
7/29/2024
Signature Date (MM/DD/YYYY)

[Space below this line for Acknowledgement]

STATE OF Alabama COUNTY OF Shelby

On the 29 day of July in the year 2024 before me, the undersigned, Notary Public (or [] if an Online Notary Public), in and for said State, personally appeared by physical presence (or [] if by online notarization/use of audio/video communication technology) Jonathan Glenn Adams and April Adams, personally known to me or proved to me on the basis of satisfactory evidence of identification to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they voluntarily executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person or entity upon behalf of which the person or entity acted, executed the instrument for its stated purpose.

Personally Known _____ OR Type of Identification Produced Driver's license

WITNESS my hand and official seal.

(Signature)

Notary Public: Melissa Gilbert
(Printed Name)

My commission expires: 8/27/24 (Notary Public Seal)

(Please ensure seal does not overlap any language or print)

Melissa Gilbert
Notary Public, Alabama State At Large
My Commission Expires Aug. 27, 2024

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EXHIBIT A

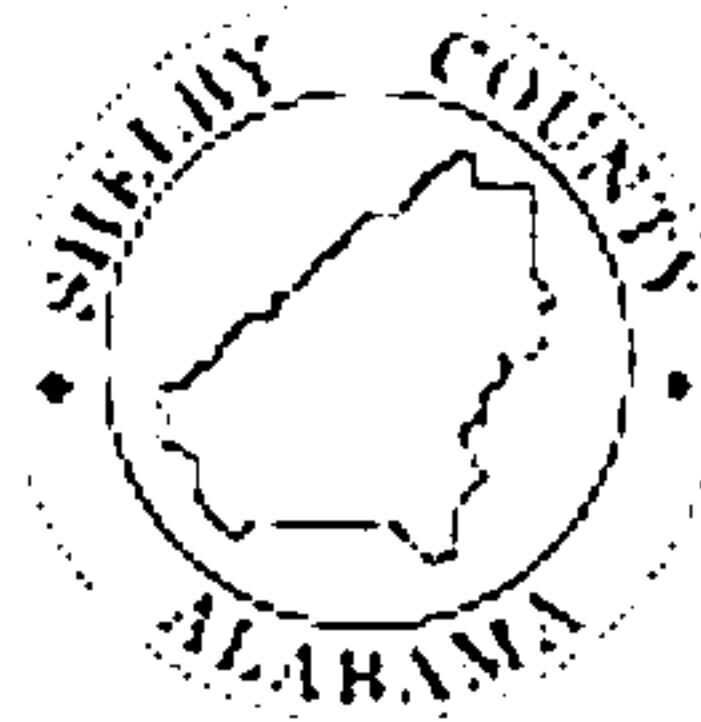
The Land referred to herein below is situated in the County of Shelby, State of AL, and is described as follows:

A parcel of land in the NE 1/4 of the NW 1/4 of Section 13, Township 21 South, Range 1 East, being a part of the same land described in a deed to Thurman E. Newman, recorded in Deed Book 330, at Page 816, of the real property records of Shelby County, Alabama, said parcel of land being more particularly described as follows: Commencing at the Northwest corner of the NE 1/4 of the NW 1/4 of said Section 13; thence East along the North line of said 1/4-1/4 Section, a distance of 100.16 feet to a point on the Northeast edge of the Lokey Ferry Road; thence South 40 degrees 10 minutes 03 seconds East along the Northeast edge of said road, a distance of 217.31 feet to a point; thence South 71 degrees 50 minutes 49 seconds East a distance of 398.02 feet to the point of beginning; thence South 71 degrees 50 minutes 49 seconds East a distance of 95.84 feet; thence South 36 degrees 00 minutes 21 seconds East a distance of 204.86 feet to a point on the West right of way of Sunrise Circle; thence along a curve, to the left in said right of way, having a radius of 360.00 feet and a chord bearing of South 24 degrees 25 minutes 20 seconds West, an arc length of 94.44 feet to a point; thence North 77 degrees 40 minutes 35 seconds West, a distance of 190.56 feet to a point; thence North 03 degrees 14 minutes 00 seconds East, a distance of 241.04 feet to the point of beginning. Situated in Shelby County, Alabama.

Less and except property conveyed to Timothy E. Cox and Lynn H. Cox in Inst. No. 20120731000278160 and described as follows:

Commence at the NW corner of Section 13. Township 21 South, Range 1 East, Shelby County, Alabama; thence North 90 degrees 00 minutes 00 seconds East, a distance of 100.16 feet; thence South 40 degrees 10 minutes 03 seconds East, a distance of 217.31 feet; thence South 71 degrees 50 minutes 49 seconds East, a distance of 398.02 feet; thence South 03 degrees 14 minutes 00 seconds West, a distance of 200.71 feet to the point of beginning; thence continue along the last described course, a distance of 40.33 feet; thence South 77 degrees 40 minutes 35 seconds East, a distance of 190.56 feet; thence North 61 degrees 19 minutes 55 seconds West, a distance of 148.34 feet; thence North 79 degrees 41 minutes 50 seconds West, a distance of 54.62 feet to the point of beginning.

Being the same property as conveyed from Billy Joe Pickett, and Johnnie R. Pickett, husband and wife to Jonathan Glenn Adams as set forth in Deed Instrument #20160712000241150, dated 06/30/2016, recorded 07/12/2016, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/06/2024 01:25:29 PM
\$38.00 BRITTANI
20240806000244210

Allen S. Bayl

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