



20251217000385570 1/4 \$31.00
Shelby Cnty Judge of Probate, AL
12/17/2025 10:13:27 AM FILED/CERT

Prepared By:
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STATE OF ALABAMA)
COUNTY OF SHELBY)

SUBORDINATION AGREEMENT

WHEREAS, Miraj, Inc., hereinafter termed "Borrower", is indebted to First Financial Bank;
and

WHEREAS, said Borrower, prior to becoming indebted to First Financial Bank, entered into
a certain Landlord Agreement with Cary Oil Co., Inc. both as Landlords therein which was recorded
as Instrument #20250916000279580 in the Probate Court of Shelby County, Alabama; and

WHEREAS, Miraj, Inc. has obtained a loan in the amount of \$ 4,000,000.00 from First
Financial Bank which is secured by that certain Mortgage recorded as Instrument No.
20251103000336000 in the Probate Court of Shelby County, Alabama (attached hereto as
Exhibit "A"); and

WHEREAS, because it is the intent of the parties for the Mortgage recorded at Instrument
No. 20251103000336000 (Exhibit "A") to be in a superior position to that Landlord Agreement



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recorded at Instrument #20250916000279580 (Exhibit "C") and in order to place the parties in their respective and correct lien positions, Cary Oil Co., Inc. and Miraj, Inc. do hereby subordinate the Landlord Agreement described above.

IT IS EXPRESSLY AGREED AND UNDERSTOOD that neither this Subordination nor anything contained herein shall in any way alter or affect the validity of the Landlord Agreement or the responsibilities of the Parties thereto which agreement is so subordinated herein. This Subordination Agreement may be executed in multiple counterparts, each of which shall be an original and all of which, when taken together, shall constitute one and the same instrument.

IN WITNESS WHEREOF, the undersigned has consented to the contents, terms and conditions of the herein Subordination, this the 24th day NOVEMBER, 2025.

CARY OIL CO., INC.

By: _____

Its: VP, Market Growth

STATE OF North Carolina)
COUNTY OF Wake)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Adam Stephenson, whose name as VP, Market Growth of Cary Oil Co., Inc., is signed to the foregoing conveyance and who is known to me, acknowledge before me on this date that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 24th day of November, 2025.

Taylor Boyette

Notary Public

My Commission Expires: 08-02-2028

Taylor Boyette
NOTARY PUBLIC
Wake County, NC
My Commission Expires August 02, 2028



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MIRAJ, INC.

By: _____

Its: _____

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Salim Rajpuri, whose name as President of Miraj, Inc., is signed to the foregoing conveyance and who is known to me, acknowledge before me on this date that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 30th day of October, 2025.

Stephanie DeLoach Lepper
Notary Public

My Commission Expires: _____

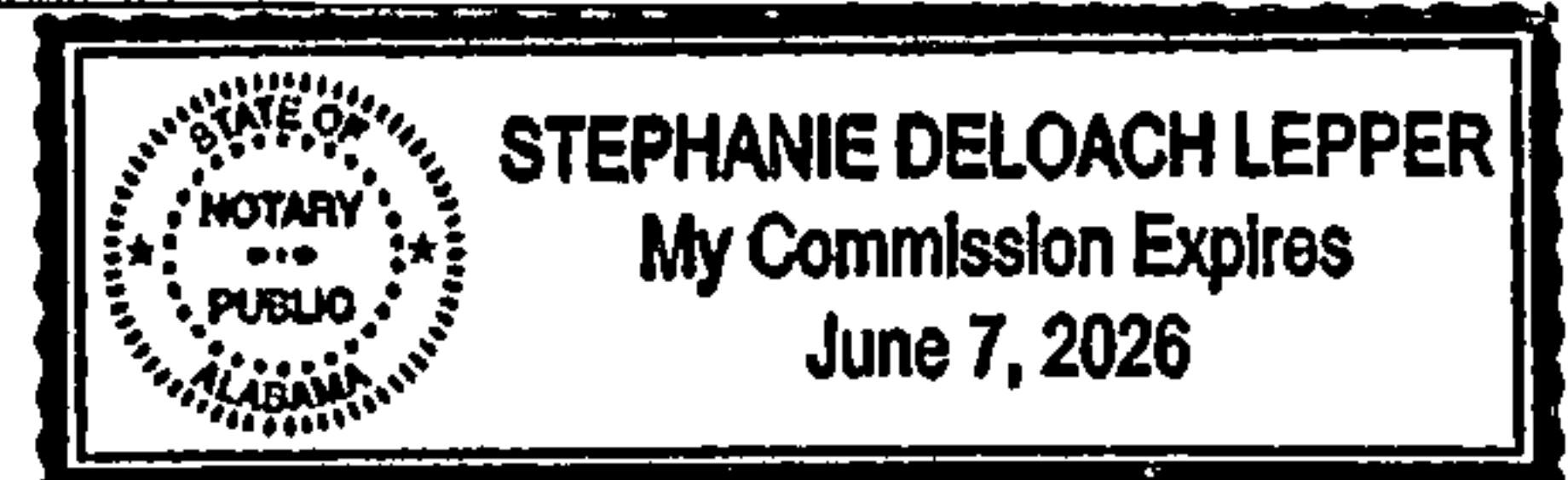


EXHIBIT "A"

LEGAL DESCRIPTION

Parcel I

Lot 2, according to the Survey of Chapel Springs, as recorded in Map Book 208, Page 37, in the Probate Office of Jefferson County, Alabama.

Parcel II

A portion of the SW ¼ of the NE ¼ of Section 3, Township 24, Range 12 East, more particularly described as follows:

Beginning at a point on the Western boundary of said SW ¼ of NE ¼ of Section 3, Township 24, Range 12 East, where it intersects the Southern boundary of the right of way of Montevallo and Calera Highway, and run Easterly along the Southern boundary of said Highway a distance of 300 feet, more or less, to a stake; run thence in a Southerly direction and parallel with the Western side of said SW ¼ of NE ¼ a distance of 200 feet; run thence in a Westerly direction and parallel with the South boundary of said Highway 300 feet, more or less, to the Western boundary of said SW ¼ of NE ¼, 200 feet, more or less, to the point of beginning.

Situated in Shelby County, Alabama.

LESS AND EXCEPT land as described in deed recorded in Real Book 369, Page 845, in the Probate Office of Shelby County, Alabama.