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MORTGAGE LIEN SUBORDINATION AGREEMENT

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, on August 18, 1989, Carl Brunson and wife, Susan R. Brunson, (hereinafter referred to as "Mortgagor") did execute in favor of Central Bank of the South (hereinafter referred to as "Mortgagee") an Equity Line of Credit Mortgage which then and does now constitute a lien as recorded in Book 253, Page 601, in the Office of the Judge of Probate of Shelby County, Alabama, and said property is described as follows:

Lot 21, according to the survey of Meadowbrook, 5th Sector, 3rd Phase as recorded in Map Book 10, Page 27 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

WHEREAS, the sum of Ten Thousand and no/100 Dollars (\$10,000.00) is still owed and the credit limit on the debt secured by such mortgage; and

WHEREAS, Mortgagor desires to refinance said property through a new term mortgage in favor of South States Mortgage (hereinafter referred to as "South States") and to secure such lien by mortgage lien on the above described property, and desires that mortgage lien in favor of Mortgagee be subordinated and made junior to a mortgage lien which Mortgagor desires to effect by executing said mortgage with South States;

WHEREAS, Mortgagee (in consideration of the fact that their mortgage will be better secured as a second lien on the property) has previously agreed, and are now willing and desirous of executing such documents as is necessary to effect the subordination of their mortgage lien so as to allow Mortgagor to execute a mortgage furnishing a valid first lien in favor of and to South States;

NOW THEREFORE, Mortgagee does hereby subordinate his mortgage lien on the above described land, as established by mortgage, with such mortgage now, by virtue of this document, hereby being made subordinate and junior to the mortgage executed by Mortgagor to South States, on the April 22, 1991, a copy of which is attached hereto, to secure an indebtedness of One Hundred, Fifty Thousand and no/100 Dollars (\$150,000.00).

Thomas L. Foster

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Be it known, however, that the mortgage in favor of Mortgagee shall in all other respects remain in full force and effect and constitute a first valid lien against the above described property as to all other liens (with the sole exception of the lien created in favor of South States).

Mortgagor and Mortgagee warrant that Mortgagee is the owner of the mortgage.

IN WITNESS WHEREOF, we have hereunto set our signatures and seals this the 22nd day of April, 1991.

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CENTRAL BANK OF THE SOUTH

BY:

James Cooper, Jr.
Vice-President

STATE OF ALABAMA,
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that James Cooper, Jr., whose name as Vice-President of Central Bank of the South, a corporation, 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 such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand and official seal, this the 22nd day of April, 1991.

STATE OF ALA. SPECIAL
I CERTIFY THIS
INSTRUMENT WAS FILED

91 MAY -1 AM 8:45

JUDGE OF PROBATE

Stanley H. Frank
NOTARY PUBLIC

MY COMMISSION EXPIRES OCTOBER 6, 1992

1	Doc. Tax	_____
2	Mtg. Tax	_____
3	Recording Fee	_____
4	Indexing Fee	_____
5	Notary Fee	_____
6	Carroll Fee	_____
Total		9.00