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Shelby Cnty Judge of Probate, AL
03/10/2009 09:56:19AM FILED/CERT

**MULTISTATE SUBORDINATION, and if applicable, MODIFICATION AGREEMENT
(With Optional Appointment of Substitute Trustee, if necessary)**

1430511101

When Recorded Mail To:
WACHOVIA MORTGAGE CORPORATION

This instrument prepared by: **WACHOVIA MORTGAGE, FSB**

Effective Date: February 17, 2009

Borrower: **BRENT A THOMAS and SACHA M THOMAS**

New Lender: Wachovia Mortgage, FSB

Subordinating Lender: **WACHOVIA MORTGAGE CORPORATION**

Trustee (If Applicable): _____

Property Address: **1005 PARKWOOD RD**
BIRMINGHAM, AL 35242-7077

THIS AGREEMENT (this "Agreement"), effective as of the Effective Date above, is made by and among the Subordinating Lender, the Trustee (if any, including any substitute trustee appointed pursuant to Section C. of this Agreement) and the New Lender named above.

1. One or more of the person(s) named above as a Borrower own(s) the real property located at the above Property Address (the "Property").

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2. The Subordinating Lender and the Trustee(s) (if any) have an interest in the Property by virtue of a mortgage, deed of trust or security deed (the "Existing Security Instrument") given by Borrower, which is dated the 21st day of November, 2006 and was filed as Instrument No. 20061130000582440 No. _____ at pages _____, et seq. of the public records of SHELBY County, AL.

3. The Existing Security Instrument secures repayment of a loan or line of credit in the original (or maximum) principal amount of \$ 45,245.00 (the "Existing Debt") extended to Borrower by Subordinating Lender.

4. The New Lender has agreed to make a new loan in the original principal amount of \$ 358,600.00 (the "New Loan") to the Borrower, provided that the New Loan is secured by a first lien mortgage, deed of trust or security deed on the Property (the "New Security Instrument") in favor of the New Lender.

5. The Subordinating Lender is willing to subordinate the lien of the Existing Security Instrument to the lien of the New Security Instrument.

NORTH CAROLINA LOANS ONLY:

6. The New Loan will have a maximum principal amount of \$ _____ (not including advances which the New Lender may make on Borrower's behalf to protect the property or the lien of the New Security Instrument) and a maximum interest rate of _____ % per annum.

NOW, THEREFORE, for and in consideration of the above recitals, the covenants herein contained, and for other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

A. AGREEMENT TO SUBORDINATE

1. **Subordination.** Subordinating Lender and Trustee(s) (if any) hereby subordinate to the lien of the New Security Instrument the lien of the Existing Security Instrument, including all modifications, extensions and renewals of the New Security Instrument. This Agreement is effective as to any sum whose repayment is presently secured or which may in the future be secured by the Existing Security Instrument.

2. **Other Documents.** Subordinating Lender and Trustee(s) (if any) will deliver to New Lender such estoppel letters, status reports or verifications of this Agreement as New Lender may reasonably request.

B. AGREEMENT TO REDUCE CREDIT LIMIT

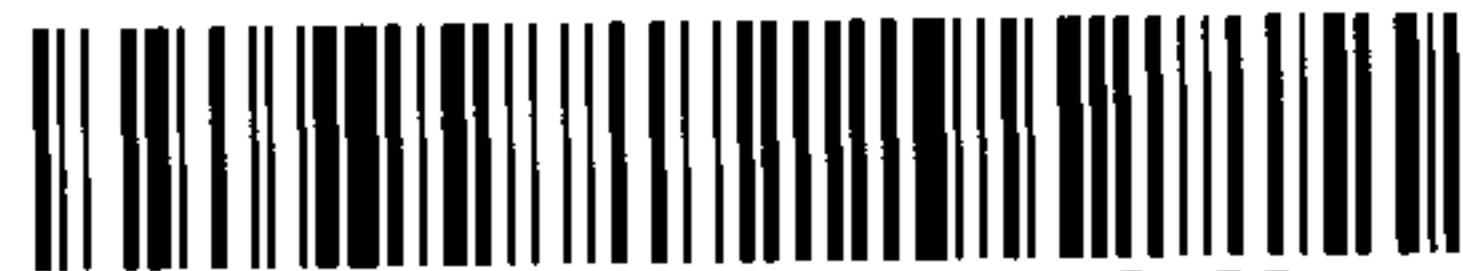
☐ If this box is checked, the Subordinating Lender's and (if any) the Trustee(s)' agreement to subordinate the lien of the Existing Security Instrument is conditioned on a reduction of the maximum credit limit on Borrower's revolving line of credit account to a maximum at any one time of \$ _____. By signing this Agreement below, each Borrower who signed the credit agreement for the account agrees to this change.

C. APPOINTMENT OF SUBSTITUTE TRUSTEE

WHEREAS, the Security Instrument referred to in Section A. of this Agreement is a Deed of Trust (the "Deed of Trust") which names _____ ("Original Trustee(s)") as Trustee(s) and Subordinating Lender as beneficiary; and

WHEREAS, the Deed of Trust provides that the Subordinating Lender may designate and appoint a substitute Trustee in place of any other trustees by an instrument recorded among the appropriate land records; and

WHEREAS, it is the desire of the Subordinating Lender to appoint a substitute trustee in the place and stead of the Original Trustee(s).



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NOW, THEREFORE, Subordinating Lender hereby removes the Original Trustee(s) as Trustee(s) and designates and appoints _____ having an address at _____ as substitute Trustee with the same powers and duties as were originally vested in the Original Trustee(s) under the Deed of Trust.

D. GENERAL TERMS AND CONDITIONS

1. **Binding Effect.** This Agreement shall be binding upon and inure to the benefit of the respective heirs, legal representatives, successors and assigns of the parties hereto and all of those holding title under any of them.

2. **Nonwaiver.** This Agreement may not be changed or terminated orally. No indulgence, waiver, election or non-election by New Lender or the trustee under the New Security Instrument or related loan documents shall affect this Agreement.


3. **Severability.** The invalidity or unenforceability of any portion of this Agreement shall not affect the remaining provisions and portions hereof.

4. **Applicable Law.** It is agreed that the laws of the state in which the Property is located, applied without regard to general conflicts of laws principles, shall govern the construction and interpretation of this Agreement and the rights and obligations set out herein.

E. SIGNATURES AND ACKNOWLEDGMENTS

IN WITNESS WHEREOF, the Subordinating Lender, through its authorized officer and, if applicable (i) the Trustee(s) (if any), individually or through its authorized officer or other representative, and (ii) if applicable, the Borrower, have each set their hand and seal as of the Effective Date above.


ATTEST:



Assistant Secretary
(Corporate Seal)
Alan Crawford

ATTEST:

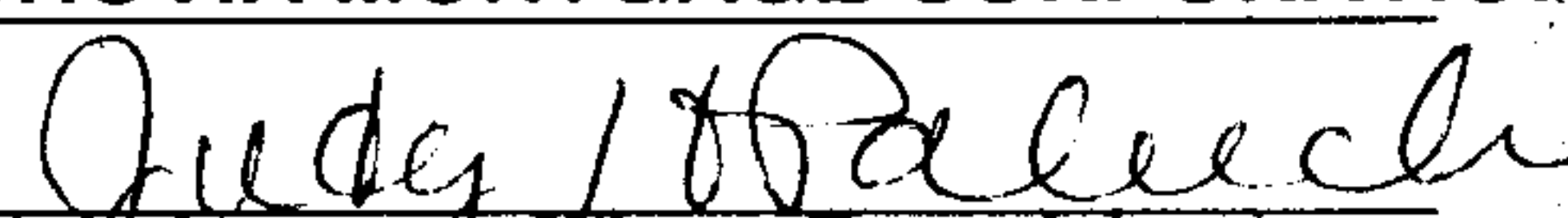
(Corporate Seal)



BRENT A THOMAS

SUBORDINATING LENDER

WACHOVIA MORTGAGE CORPORATION

By: 

Assistant Vice President
Judy H. Paluck


TRUSTEE

Print Name:

By: _____

Title: _____

BORROWER



SACHA M THOMAS

[ACKNOWLEDGMENT PAGE FOLLOWS]

SUBORDINATING LENDER'S ACKNOWLEDGMENT

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THOMAS

State of North Carolina
County of New Hanover

The foregoing Subordination Agreement was acknowledged before me, a notary public or other official qualified to administer oaths this 13th day of February, 2009, by Judy H. Paluck, as Assistant Vice President of WACHOVIA MORTGAGE CORPORATION, on behalf of said Subordinating Lender pursuant to authority granted by its board of directors or other governing body. S/he is personally known to me or has produced satisfactory proof of his/her identity.

Signature of Person Administering Oath: Pam Bruce

Printed Name of Person Administering Oath: Pam Bruce

Title: Notary Public

(If Applicable) My Commission Expires: 5/12/2009

TRUSTEE'S ACKNOWLEDGMENT

County of

The foregoing Subordination Agreement was acknowledged before me, a notary public or other official qualified to administer oaths this day of , by , as of , on behalf of said Trustee pursuant to authority granted by Trustee's board of directors or other governing body. S/he is personally known to me or has produced satisfactory proof of his/her identity.

Signature of Person Administering Oath:

Printed Name of Person Administering Oath:

Title:

(If Applicable) My Commission Expires:

BORROWER'S ACKNOWLEDGMENT

(Required ONLY If Section B. Above Has Been Completed)

State of Alabama
County of Jefferson

The foregoing Subordination Agreement was acknowledged before me, a notary public or other official qualified to administer oaths this 17th day of February, 2009, by Brent A Thomas and Sachia M. Thomas, the Borrower(s) named above. S/he/they is (are) personally known to me or has (have) produced satisfactory proof of his/her/their identity.

Signature of Person Administering Oath: Clayton T. Sweeney

Printed Name of Person Administering Oath: Clayton T. Sweeney

Title: Notary Public

(If Applicable) My Commission Expires: 6-5-2011