



20100304000063860 1/5 \$24.00  
Shelby Cnty Judge of Probate, AL  
03/04/2010 02:00:10 PM FILED/CERT

---

## **SUBORDINATION AGREEMENT**

Recording requested by: LSI  
When recorded return to:  
Custom Recording Solutions  
2550 N Redhill Ave.  
Santa Ana, CA 92705  
800-756-3524 ext. 5011  
CRS #: 7865257

Prepared by: Jo Ann Bibb  
Citibank  
1000 Technology Dr MS 321  
O'Fallon, MO 63368



20100304000063860 2/5 \$24.00  
Shelby Cnty Judge of Probate, AL  
03/04/2010 02:00:10 PM FILED/CERT

**RECORDING REQUESTED BY**

**AND WHEN RECORDED MAIL TO:**

Citibank  
1000 Technology Dr MS 321  
O'Fallon, MO 63368

Account # 109122300088000

Space Above This Line for Recorder's Use Only

A.P.N.: \_\_\_\_\_ Order No.: \_\_\_\_\_ Escrow No.: \_\_\_\_\_

**SUBORDINATION AGREEMENT**

**NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN YOUR SECURITY INTEREST IN THE PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT.**

THIS AGREEMENT, made this 30<sup>th</sup> day of December, 2009, by

Christopher L. Cassady And Kimball E. Pratt, Owner(s) of the land hereinafter describe and hereinafter referred to as "Owner," and

**Citibank, N.A., SUCCESSOR BY MERGER TO CITIBANK, FSB as successor to Superior Bank** present owner and holder of the mortgage or deed of trust and related note first hereinafter described and hereinafter referred to as "Creditor."

**WITNESSETH**

THAT WHEREAS, Owner has executed a mortgage or deed of trust, dated on or about JUNE 30, 2006 to Creditor, covering:

**SEE ATTACHED EXHIBIT "A"**

To secure a note in the sum of \$ 22,800, dated 6/30/2006, in favor of Creditor, which mortgage or deed of trust was recorded on 7/6/2006 in Book ---, Page ---, and/or Instrument # 20060706000323450, in the Official/ Records of the Town and

WHEREAS, Owner has executed, or is about to execute, a mortgage or deed of trust and a related note in a sum not greater than \$117,921 to be dated no later than FEBRUARY 26, 2010, in favor of WELLS FARGO BANK, N.A., hereinafter referred to as "Lender", payable with interest and upon the terms and conditions described therein, which mortgage or deed of trust is to be recorded concurrently herewith; and

WHEREAS, it is a condition precedent to obtaining said loan that said mortgage or deed of trust last above mentioned shall unconditionally be and remain at all times a lien or charge upon the land herein before described, prior and superior to the lien or charge of the mortgage or deed of trust first above mentioned; and

**SUBORDINATION AGREEMENT CONTINUED ON NEXT PAGE**



### CONTINUATION OF SUBORDINATION AGREEMENT

WHEREAS, Lender is willing to make said loan provided the mortgage or deed of trust securing the same is a lien of charge upon the above described property prior and superior to the lien of charge of the mortgage or deed of trust first above mentioned and provided that Creditor will specifically and unconditionally subordinate the lien or charge of the mortgage or deed of trust first above mentioned to the lien or charge of the mortgage or deed of trust in favor of Lender; and

WHEREAS, it is the mutual benefit of the parties hereto that Lender make such loan to Owner; and Creditor is willing that the mortgage or deed of trust securing the same shall, when recorded, constitute a lien or charge upon said land which is unconditionally prior and superior to the lien or charge of the mortgage or deed of trust in favor of the Creditor above mentioned.

NOW, THEREFORE, in consideration of the mutual benefits accruing to the parties hereto and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, and in order to induce Lender to make the loan above referred to, it is hereby declared, understood and agreed as follows:

- (1) That said mortgage or deed of trust securing said note in favor of Lender, shall unconditionally be and remain at all times a lien or charge on the property therein described, prior and superior to the lien or charge of the mortgage or deed of trust in favor of the Creditor first above mentioned.
- (2) That Lender would not make its loan above described without this subordination agreement.
- (3) That this agreement shall be the whole and only agreement with regard to the subordination of the lien or charge of the mortgage or deed of trust in favor of the Creditor first above mentioned to the lien or charge of the mortgage or deed of trust in favor of the Lender above referred to and shall supersede and cancel, but only insofar as would affect the priority between the mortgages or deeds of trust hereinbefore specifically described, any prior agreement as to such subordination including, but not limited to, those provisions, if any, contained in the mortgage or deed of trust in favor of the Creditor first above mentioned, which provide for the subordination of the lien or charge thereof to another mortgage or deed of trust to another mortgage or deed of trust.

Creditor declares, agrees and acknowledges that

- (a) It consents to and approves (i) all provisions of the mortgage or deed of trust and the related note in favor of Lender above referred to, and (ii) all agreements, including but not limited to any loan or escrow agreements, between Owner and Lender for the disbursement of the proceeds of Lender's loan;
- (b) Lender in making disbursements pursuant to any such agreement is under no obligation or duty to, nor has Lender represented that it will see to the application of such proceeds by the person or persons to whom Lender disburses such proceeds and any application or use of such proceeds for purposes other than those provided for in such agreements shall not defeat the subordination herein made in whole or part;
- (c) It intentionally and unconditionally waives, relinquishes and subordinates the lien or charge of the mortgage or deed of trust in favor of the Creditor to the lien or charge upon said land of the mortgage or deed of trust in favor of Lender above referred to and understands that in reliance upon, and in consideration of, this waiver, relinquishment and subordination specific loans and advances are being and will be made and, as part and parcel thereof, specific monetary and other obligations are being and will be entered into which would not be made or entered into but for said reliance upon this waiver, relinquishment and subordination; and
- (d) If requested by Lender, an endorsement has been placed upon the note secured by the mortgage or deed of trust first above mentioned in favor of the Creditor that said mortgage or deed of trust has by this instrument been subordinated to the lien or charge of the mortgage or deed of trust in favor of Lender above referred to.

CONTINUATION OF SUBORDINATION AGREEMENT

CREDITOR:

CITIBANK, N.A.

By [Signature]  
Printed Name Jo Ann Bibb  
Title Assistant Vice President

OWNER:

Printed Name \_\_\_\_\_  
Title \_\_\_\_\_

Printed Name \_\_\_\_\_  
Title \_\_\_\_\_

Printed Name \_\_\_\_\_  
Title \_\_\_\_\_

Printed Name \_\_\_\_\_  
Title \_\_\_\_\_

(ALL SIGNATURES MUST BE ACKNOWLEDGED)

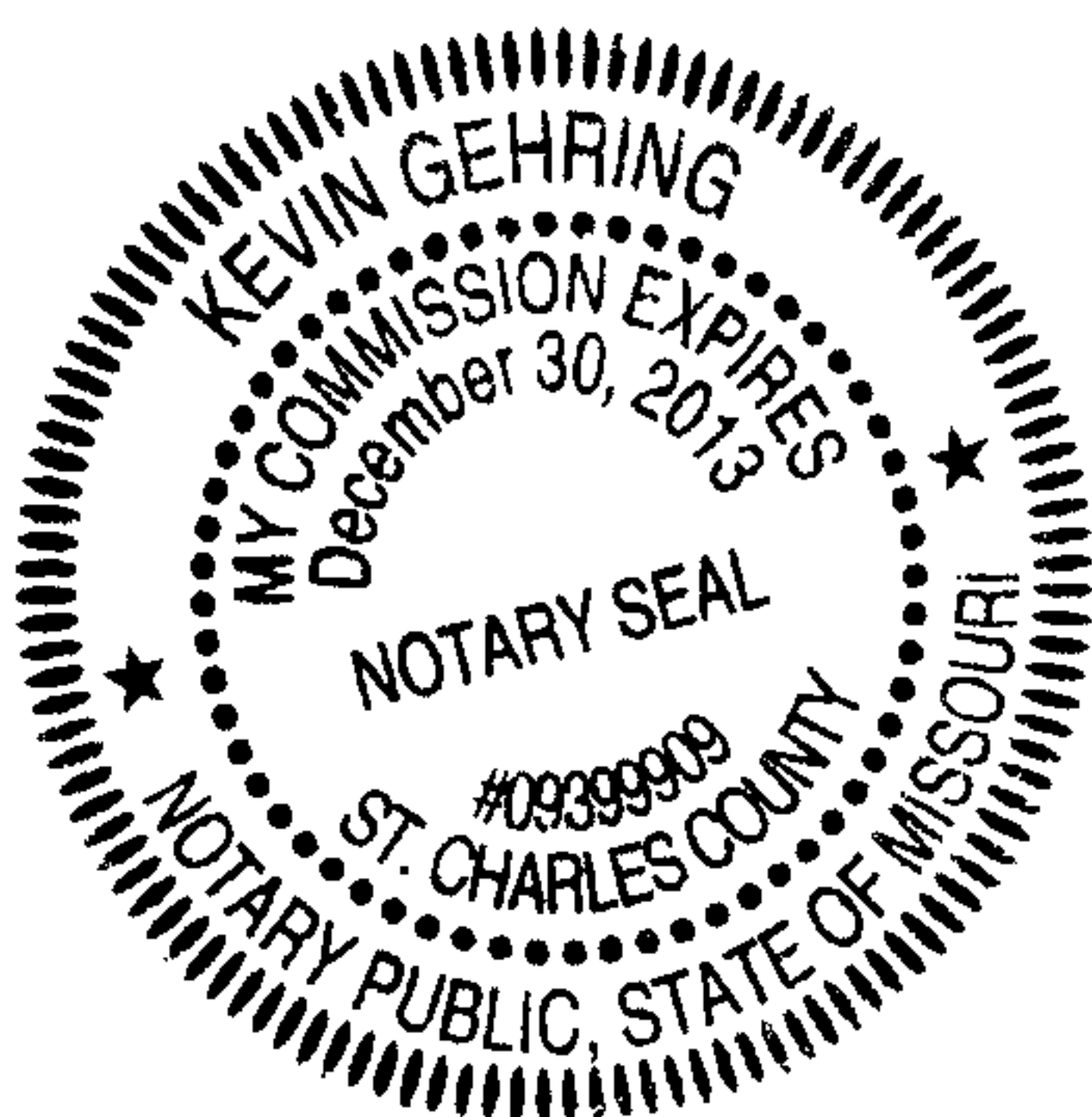
*IT IS RECOMMENDED THAT, PRIOR TO THE EXECUTION OF THIS AGREEMENT, THE PARTIES  
CONSULT WITH THEIR ATTORNEYS WITH RESPECT THERETO.*

STATE OF MISSOURI  
County of ST. CHARLES ) Ss.


On 12-30-09, before me, Kevin Gehring personally appeared Jo Ann Bibb  
Assistant Vice President of  
**Citibank N.A.**

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose  
name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the  
same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.



[Signature]  
Notary Public in said County and State  
**KEVIN GEHRING**

  
20100304000063860 5/5 \$24.00  
Shelby Cnty Judge of Probate, AL  
03/04/2010 02:00:10 PM FILED/CERT

Order ID: 7865257  
Loan No.: 0119909356

**EXHIBIT A**  
**LEGAL DESCRIPTION**

The following described property:

Lot 315, according to the survey of Silver Creek, Sector III, Phase I, as recorded in Map Book 33,  
Page 151, in the Probate Office of Shelby County, Alabama.

Assessor's Parcel Number: 237260011024000