

Tax Parcel Number: 35-2-03-2-001-053-000

Return To:
ServiceLink
East Recording Department
400 Corporation Drive
Aliquippa, PA 15001

180 752 80

This Instrument Prepared by:
Spencer M. Pierson
Vice President Loan Documentation
Wells Fargo
MAC P6051-019
P.O. Box 4149
Portland, OR 97208-4149
1-800-945-3056



20140915000289700 1/4 \$23.00
Shelby Cnty Judge of Probate, AL
09/15/2014 03:39:18 PM FILED/CERT

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Reference: 726106065910786

Account: XXX-XXX-XXX6860-1998

**SUBORDINATION AGREEMENT FOR
HOME EQUITY LINE OF CREDIT MORTGAGE**

Effective Date: 5/12/2014

Current Lien Amount: \$19,000.00

Senior Lender: U.S. Bank National Association

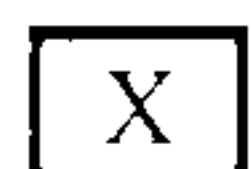
Subordinating Lender: Wells Fargo Bank, N.A. A Successor In Interest To Wachovia Bank, N.A.

If Wells Fargo Bank, N.A. is subordinating to Wells Fargo Bank, N.A., this document is notice that the lien securing the loan or line of credit serviced by the Wells Fargo Bank Home Equity Group is subordinated to the first lien loan being originated or modified by the Wells Fargo Home Mortgage Group.

Property Address: 131 O NEAL DRIVE, CALERA, AL 35040

THIS AGREEMENT (the "Agreement"), effective as of the Effective Date above, is made by and among the Subordinating Lender, and the Senior Lender named above.

The Subordinating Lender has an interest in the Property by virtue of a Home Equity Line Of Credit Mortgage (the "Existing Security Instrument") given by EDNA M. SIZEMORE; JOE L. SIZEMORE, MARRIED, covering that real property, more particularly described in the legal description attached to the Existing Security Instrument recorded as follows. Which document is dated the 10th day of May, 2007, which filed in Document ID# 20070601000255350 at page N/A (or as No. N/A) of the Records of the Office of the Probate Judge of the County of SHELBY, State of Alabama.



The Senior Lender has agreed to make a new loan or amend an existing loan in the original principal amount NOT to exceed \$70,300.00 (the "New Loan or Amended Loan"), provided that the New Loan or Amended Loan is secured by a first lien mortgage on the Property (the "New Security Instrument") in favor of the Senior Lender. If the New Loan or Amended Loan exceeds this amount, the Subordination Agreement is VOID.

The Subordinating Lender is willing to subordinate the lien of the Existing Security Instrument to the lien of the New Security Instrument under the terms set forth in this Agreement.

☐ N/A The Senior Lender has an existing loan in the original principal amount of N/A (the "Senior Loan") to the Borrower, which was intended to be secured by a first lien mortgage on the Property. The Senior Loan is secured by a Mortgage, executed by Borrower in favor of U.S. Bank National Association, as beneficiary and recorded on N/A in N/A N/A at page N/A (or as No. N/A) of the Records of the Office of the Probate Judge of the County of N/A State of Alabama (the "Senior Security Instrument"). Through an inadvertent error, the Junior Security Instrument was recorded prior to the Senior Security Instrument.

The Subordinating Lender is willing to subordinate the lien of the Existing Security Instrument to the lien of the New Security Instrument under the terms set forth in this Agreement.

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

A. Agreement to Subordinate

☒ Subordinating Lender hereby subordinates the lien of the Existing Security Instrument, and all of its modifications, extensions and renewals, to the lien 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.

☐ N/A Subordinating Lender hereby subordinates the lien of the Existing Security Instrument, and all of its modifications, extensions and renewals, to the lien of the Senior Lender's 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.

B. General Terms and Conditions

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.

Nonwaiver –

☒ This Agreement may not be changed or terminated orally. No indulgence, waiver, election or non-election by New Lender or the trustee(s) under the New Security Instrument or related documents shall affect this Agreement.

☐ N/A This Agreement may not be changed or terminated orally. No indulgence, waiver, election or non-election by Senior Lender or the trustee(s) under the Existing Security Instrument or related documents shall affect this Agreement.


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

C. Signatures and Acknowledgements

The Subordinating Lender, through its authorized officer, and the Trustee if applicable, individually or through its authorized officer or other representative, have each set their hand and seal as of the Effective Date above unless otherwise indicated.


SUBORDINATING LENDER:

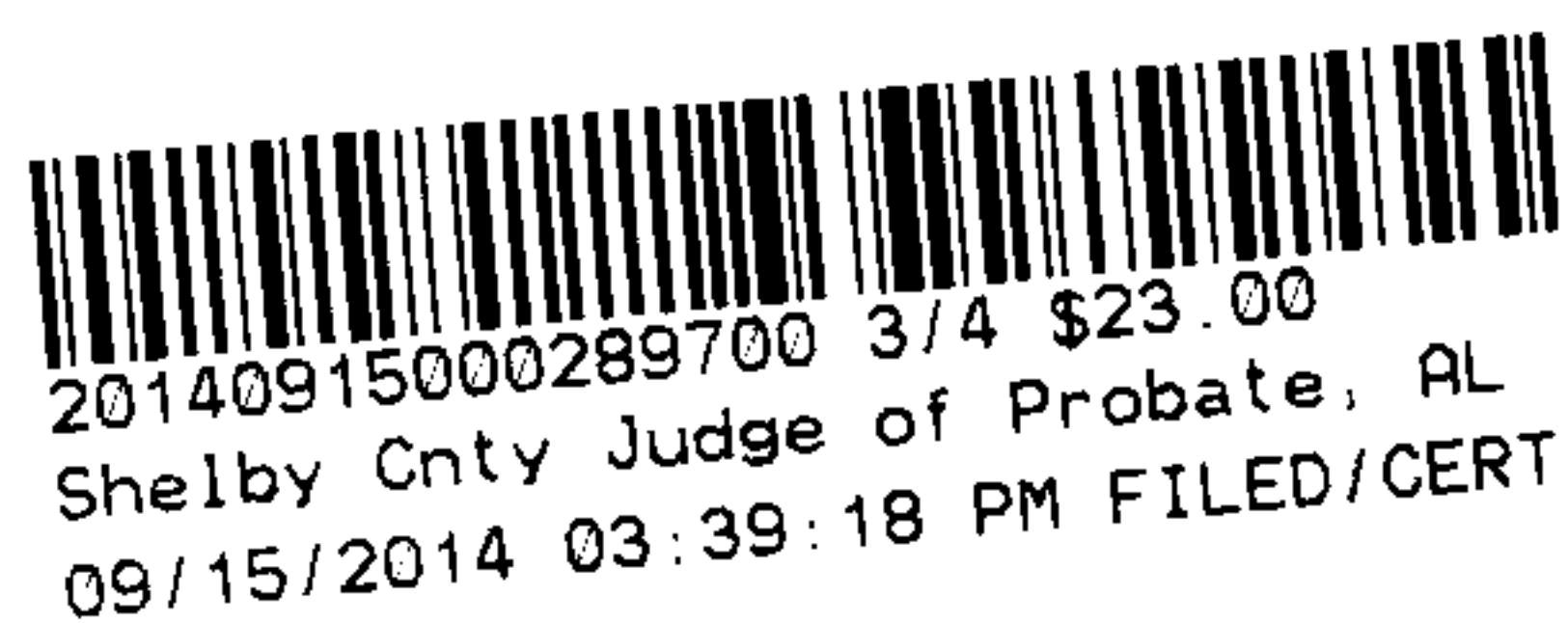
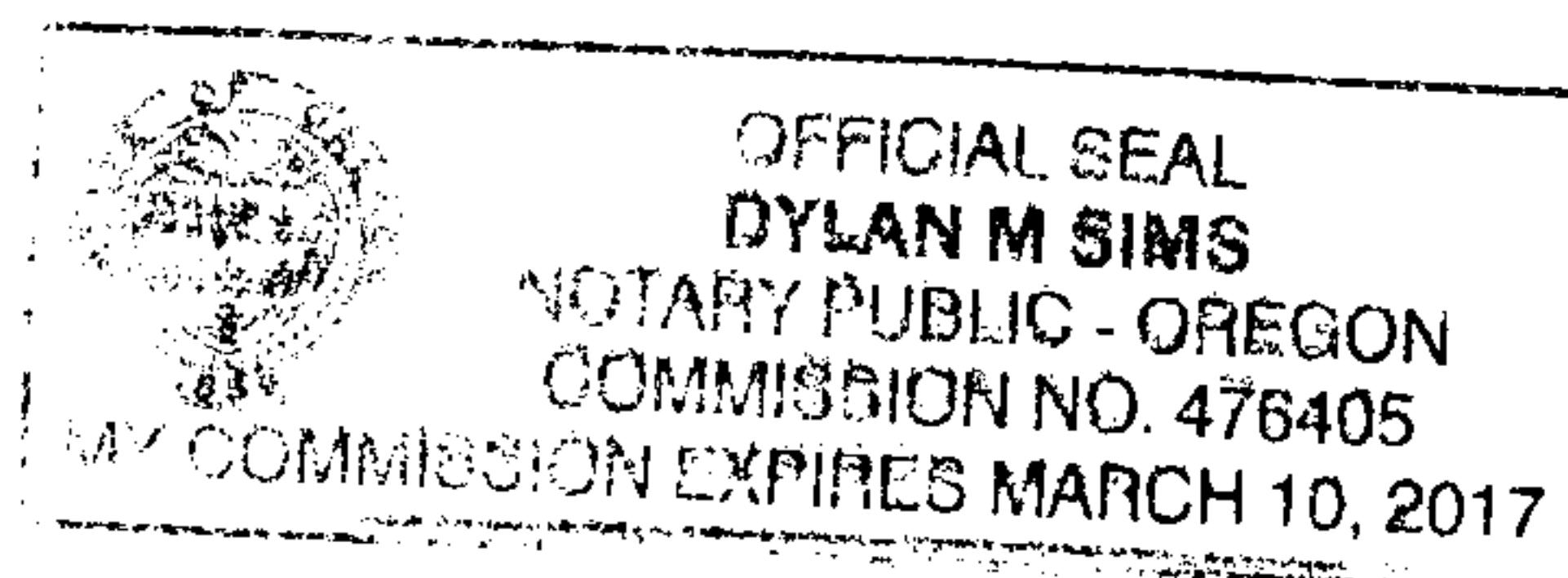
Wells Fargo Bank, N.A.
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20140915000289700 2/4 \$23.00
Shelby Cnty Judge of Probate, AL
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MAY 12 2014
Date

STATE OF Oregon)
)ss.
COUNTY OF Multnomah)

 (Notary Public




20140915000289700 4/4 \$23.00
Shelby Cnty Judge of Probate, AL
09/15/2014 03:39:18 PM FILED/CERT

Order No.: 18075280
Loan No.: 2300332757

Exhibit A

The following described property:

Lot No. 7 in Block "D", Farris Subdivision, First Addition, according to Map as recorded in Map Book 4, Page 20, in the Probate Office of Shelby County, Alabama.

30 feet off the Southeasterly side of Lot 8, Block D, according to the map and survey of Farris Subdivision, First Addition, as recorded in Map Book 4, Page 20 in the Probate Office of Shelby County, Alabama.

Map Book 4, Page 20.

Assessor's Parcel No: 352032001053000