

20160719000252250
07/19/2016 01:14:49 PM
SUBAGREM 1/3

RECORDING REQUESTED BY Kelly DeFelice
Freedom Mortgage Corporation
907 Pleasant Valley Avenue
Mount Laurel NJ 08054

WHEN RECORDED MAIL TO
Freedom Mortgage Corporation
Attn Final Docs
PO Box 8001 Fishers IN 46038-8001

SUBORDINATION OF MORTGAGE/DEED OF TRUST

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 is made this 14th day of June, 2016
by **Compass Bank**, (hereinafter "Lien-holder") AND **FREEDOM MORTGAGE CORPORATION**, a New Jersey corporation (hereinafter "Lender") whose address is 907 Pleasant Valley Avenue, Mount Laurel, New Jersey 08054,

RECITALS

1 Grantee/Lien-holder now owns or holds an interest as grantee/beneficiary of a certain MORTGAGE/DEED OF TRUST, recorded on **06/07/2011, Instrument# 20110607000166840**, in the office of the official Records of Shelby County , State of Alabama in the original amount of **\$10,000 00** and now showing as a lien on certain **195 Carrington Lane, Calera, Alabama 35040** which premises are more fully described in **Exhibit A** attached hereto and incorporated herein by reference ("Property"),

2 **Jason A Ritchey and Alaynna K Ritchey**, ("Owners") are the present owners of the Property and is about to execute a Mortgage/Deed of Trust and Note in the sum of an amount not to exceed **\$131,830 00** in favor of Lender

3 Lender is willing to make such loan to Owners provided that Lender obtains a first lien on the Property and Grantee/Lien-holder agrees to unconditionally subordinate its lien to the lien in favor of Lender in the manner hereinafter described

NOW THEREFORE, in consideration of the sum of One Dollar (\$1 00) and other good and valuable consideration, receipt of which is hereby acknowledged by First Lien-holder, and to induce Lender to make a loan to Owners, Lien-holder **Compass Bank**, hereby agrees with Lender, **FREEDOM MORTGAGE CORPORATION**, that the mortgage/deed of trust securing the note in favor of Lender, **FREEDOM MORTGAGE CORPORATION**, will be and shall remain a lien on the Property prior and superior to the lien in favor of Grantee/Lien-holder, **Compass Bank**, in the same manner as if Lender's mortgage/deed of trust had been executed and recorded prior in time to the execution and recordation of Lien-holder's lien

Grantee/Lien-holder, **Compass Bank**, further agrees that

1 Lien-holder, **Compass Bank**, will not exercise any foreclosure rights with respect to the property and will not exercise or enforce any right or remedy which may be available to Mortgagee with respect to the Property without prior written notice to the

Lender, **FREEDOM MORTGAGE CORPORATION** All such notices should be sent to

FREEDOM MORTGAGE CORPORATION
907 PLEASANT VALLEY AVENUE
Mount Laurel, New Jersey 08054

2 This Agreement is made under the laws of the State in which the Property is located It cannot be waived, changed or terminated, except by a written document signed by both parties This Agreement shall be binding upon Grantee/Lien-holder and the heirs/representatives, successors and assigns of Lien-holder, and shall inure to the benefit of and shall be enforceable by Lender and its successors and assigns, Grantee/Lien-holder waives notice of Lender's acceptance of this Agreement

IN WITNESS THEREOF, the undersigned has caused this instrument to be executed the day and year first above written

Witness

[Signature]

Compass Bank

By

[Signature]
DAWN M Satcher

(Print Name)

STATE OF Alabama COUNTY OF Jefferson

On this 14th day of June, 2016, before me, the undersigned, a Notary Public in and for said county, personally appeared

Dawn M. Satcher as AVP To me personally known or satisfactorily proven by production of the following identification, and who being duly sworn, did say that he/she is the AVP of **Compass Bank** the entity whose name appears on the foregoing instrument and that he/she is so authorized and did execute said instrument as on behalf of said entity as a voluntary act for the purposes heretofore mentioned

WITNESS my hand and notarial seal the day and year last above written

[Signature]

NOTARY PUBLIC Nora Lynn Goodwin

mce 6/19/16



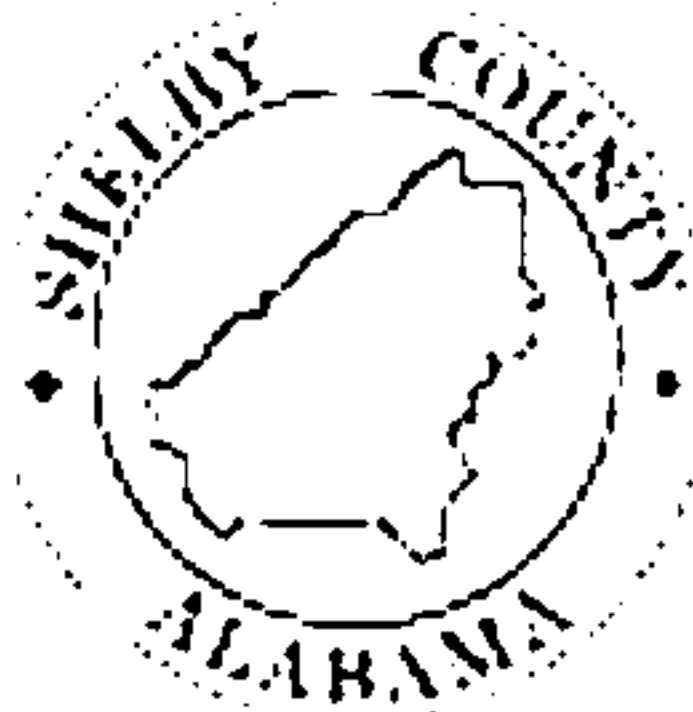
EXHIBIT A
Legal Description

The land hereinafter referred to is situated in the City of Calera, County of Shelby State of AL, and is described as follows
Lot 47, according to the Resurvey of Carrington Subdivision, Sector II, as recorded in Map Book 26, Page 141 in the
Probate Office of Shelby County, Alabama

And being the same property conveyed from Jason Ritchey and Alayana Ritchey, husband and wife, the Grantor(s), to
Jason Ritchey and Alaynna Ritchey, husband and wife, as joint tenants with right of survivorship the Grantee(s) by virtue
of Corrective Warranty Deed dated 02/02/2010 and recorded 03/09/2010, to correct the spelling of Alaynna Ritchey's first
name in that Warranty Deed recorded in Instrument No 20050630000327630

APN 22-9-31-1-002-042000

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Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/19/2016 01:14:49 PM
\$21.00 CHERRY
20160719000252250

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the printed name and title of the County Clerk.