

Return to:
AMERICAN TITLE INSURANCE COMPANY
Suite 100
1572 Montgomery Highway
BIRMINGHAM, AL 35216

2208

MORTGAGE LIEN SUBORDINATION AGREEMENT

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, on May, 19 85, Ernest Gerald Garrick and Sue R. Garrick, (hereinafter referred to as "Mortgagor"), did execute in favor of AmSouth Bank (hereinafter referred to as "Mortgagee"), a mortgage which then and does now constitute a lien as recorded in Real Volume 29, Page 816, in the Office of the Judge of Probate of Shelby County, Alabama, and said property is described as follows:

Lot 11, according to the map and survey of Indian Crest Estates as recorded in Map Book 5, Page 40 in the Probate Office of Shelby County, Alabama.
Mineral and mining rights excepted.
Situated in Shelby County, Alabama.

WHEREAS, the sum of Thirty Seven Thousand Five Hundred Forty One and 69/100-DOLLARS

still owed on the debt secured by such mortgage; and

WHEREAS, Mortgagor desires to refinance said property through a new mortgage in favor of Hall Mortgage Corporation (hereinafter referred to as "Hall"), and to secure such loan 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 Hall;

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 document 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 Hall;

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 Hall, on May 14, 1987, a copy of which is attached hereto, to secure an indebtedness of \$115,000.00. 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 Hall).

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

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IN WITNESS WHEREOF, we have hereunto set our signatures and seals this 14th
day of May, 1987.

Ernest Gerald Garrick
Ernest Gerald Garrick

Sue R. Garrick
Sue R. Garrick

William E. Horton
AmSouth Bank

By: William E. Horton
Its: Vice President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Ernest Gerald Garrick and Sue R. Garrick whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 14th day of May, 1987.

Carol J. Wilhomin
Notary Public

My Commission Expires December 24, 1990

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that William E. Horton whose name as Vice President of AmSouth Bank, 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 20th day of May, 1987.

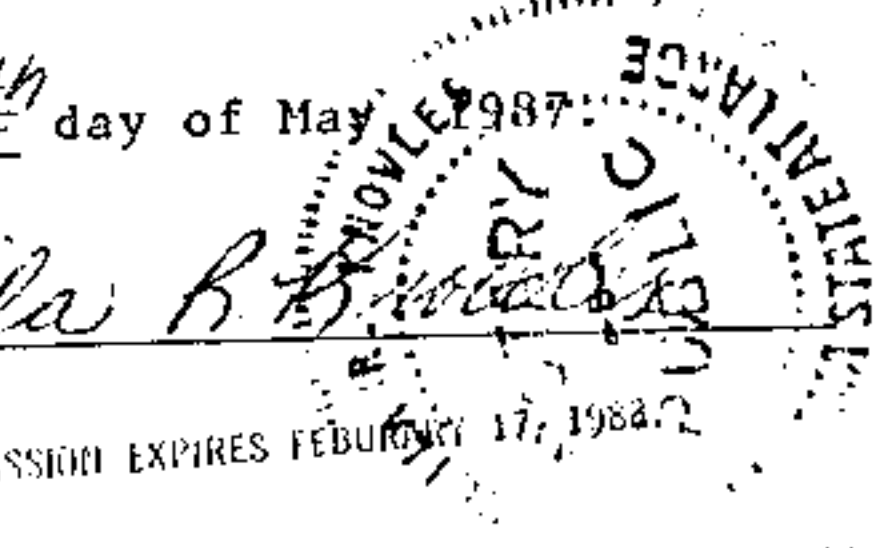
Sheila R. B. Wilhomin
Notary Public

MY COMMISSION EXPIRES FEBRUARY 17, 1988

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STATE OF ALABAMA
INSTRUMENT NO. 11-29
1987 MAY 28 AM 11:29

William E. Horton
VICE PRESIDENT



RECORDING FEES
Recording Fee \$ 500
Index Fee 100
TOTAL \$ 600