

1473

STATE OF ALABAMA
JEFFERSON COUNTY

SUBORDINATION AGREEMENT OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS THAT:

First Alabama Bank, as present legal holder and owner of that certain mortgage dated and filed of record March 22, 1988, executed by Clarence S. Collins, Jr. and Debra Ann Gates, as mortgagors, to First Alabama Bank, as mortgagee, recorded in Real Volume 176, Page 366, in the Probate Office of Shelby County, Alabama and concerning the real property in Shelby County described as follows:

See attached Exhibit "A" for legal description:

for and in consideration in the sum of One Dollar (\$1.00) and other good and valuable consideration to them in hand paid the receipt of which is hereby acknowledged has and by these presents does waive the priority of the lien of the said mortgage insofar as the following described mortgage is concerned, but not otherwise:

That certain Mortgage dated March 26, 1991, by Clarence S. Collins, Jr. and wife Debra Ann Gates Collins, as mortgagors to Central Bank of the South, as mortgagee securing payment of a note in the amount of \$92,000.00 dated March 26, 1991, with interest from the date hereof on the unpaid principal at the rate of 9.9% per annum; principal and interest payable in installments of \$983.01 from the 25th day of every month beginning April 25, 1991, and continuing until March 25, 2006, on which date the entire balance of principal and interest remaining unpaid shall be due and payable. Said mortgage being recorded in the Probate Office of Shelby County, Alabama in Real Volume 337, Page 140.

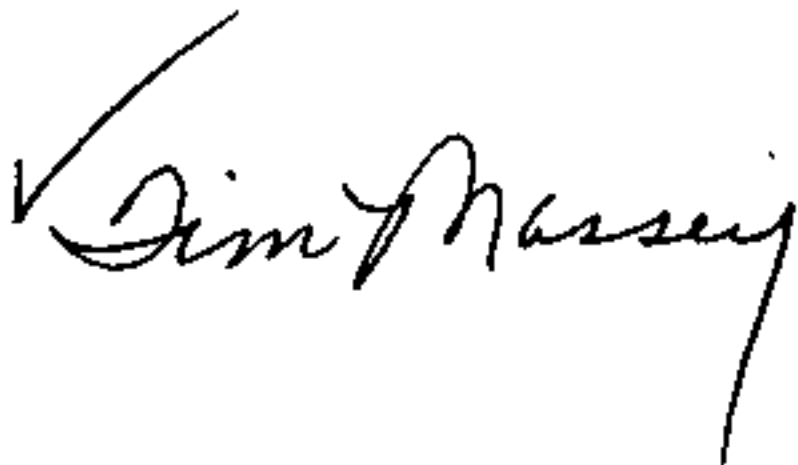
The undersigned being First Alabama Bank, hereby consenting that the lien of the mortgage first above described be taken as second and inferior to the mortgage last above described.

WITNESS its hand this 8 day of April, 1991.

FIRST ALABAMA BANK

By:


Vice President of
First Alabama Bank



BOOK 339 PAGE 25

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLES G. ALLEN, whose name as Vice President of First Alabama 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/she, as such Vice President and with full authority, executed the same voluntarily for and as the act of said First Alabama Bank.

Given under my hand and official seal this the 8 day of April, 1991.


Notary Public

My Commission Expires: MY COMMISSION EXPIRES JANUARY 7, 1993

"Exhibit A"

The land referred to in this Commitment is described as follows:

Lot 49, of Lacoosa Estates, (with certain small revisions as shown and described) as recorded in Map Book 5, page 35 in the Office of the Judge of Probate of Shelby County, Alabama, and the following metes and bounds described tract adjacent to but across Lakeshore Drive from said Lot 49, and described as follows:

Commence at the NW corner of the SE 1/4 of NE 1/4, Section 13, Township 24 North, Range 15 East, Shelby County, Alabama, and run South 2 degrees 30 minutes 25 seconds West along the West line of said 1/4 - 1/4 a distance of 1,310.19 feet to a point; thence run South 38 degrees 15 minutes 48 seconds East a distance of 408.34 feet to the Point of Beginning on the water line of Lay Lake; thence run South 75 degrees 51 minutes 12 seconds East a distance of 32.09 feet to a point on the West right of way line of Lake Shore Drive in a curve to the left having a central angle of 15 degrees 47 minutes 26 seconds and a radius of 600.39 feet; thence run South 8 degrees 51 minutes 13 seconds East along the chord of said curve a chord distance of 164.94 feet to the P.T. of said curve; thence run South 16 degrees 44 minutes 55 seconds East a distance of 35.01 feet to a point; thence run South 38 degrees 05 minutes 05 seconds West a distance of 43.22 feet to a point; thence run North 61 degrees 11 minutes 05 seconds West a distance of 37.65 feet to a point on the water line of Lay Lake; thence run North 13 degrees 41 minutes 29 seconds West along said water line of Lay Lake a distance of 124.58 feet to a point; thence run North 3 degrees 51 minutes 11 seconds East and continue along said water line a distance of 56.65 feet to a point; thence run North 23 degrees 42 minutes 15 seconds East and continue along said water line of Lay Lake a distance of 46.60 feet to the Point of Beginning.

Lot 49, Lacoosa Estates, revisions on the East line only:

Commence at the Northeasternmost corner of said Lot 49 of Lacoosa Estates, and turn an angle to the right off the Northeasternmost corner of adjacent Lot No. 48, of 92 degrees 17 minutes 25 seconds and run thence 110.26 feet to a point; thence turn an angle of 29 degrees 40 minutes 10 seconds to the left and run 9.58 feet to a point on the original line of Lots 48 and 49; thence turn an angle of 9 degrees 13 minutes 08 seconds left and run a distance of 26.28 feet to a point; thence turn an angle of 93 degrees 28 minutes 29 seconds right and run a distance of 18.71 feet to the original Southeast corner of Lot 49, and the end of the revisions (Quit Claims Swapped) of Lots 48 and 49.

All being situated in Shelby County, Alabama.

1. Deed Tax	—	\$	—
2. Mtg. Tax	—	\$	—
3. Recording Fee	—	\$	2.50
4. Indexing Fee	—	\$	3.00
5. No Tax Fee	—	\$	—
6. Certified Fee	—	\$	1.00
Total	—	\$	11.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

91 APR 19 PM 1:26

JUDGE OF PROBATE