

STATE OF ALABAMA
COUNTY OF JEFFERSON

SUBORDINATION AGREEMENT

THIS AGREEMENT made and entered into this 20th day of MAY, 1996 by and between AMERICAN GENERAL FINANCE, INC., an Alabama Corporation, hereinafter referred to as "Grantee", and Deborah Pearson, hereinafter referred to as "Grantor".

WHEREAS, Grantee is the holder and owner of a Deed to Secure Debt from American General Finance, dated 1/25/96, 1996, filed for record 2/19/96, 1996, recorded at Deed Book Instr. #1996-05229, 1 UCC Page, Shelby County, Alabama, records, conveying property known as 1426 Willow Creek Pkwy, Alabaster, Shelby County, Alabama, as is more particularly described in said Deed to Secure Debt, which was made to secure an indebtedness of \$1265.00, and

WHEREAS Grantor has applied for a loan from Regions Mortgage in the amount of \$ 80,250, to be secured by a Deed to Secure Debt conveying the property described in the aforesaid Deed to Secure Debt, and Regions Mortgage has declined to make such loan unless said outstanding Deed to Secure Debt in favor of Grantee shall be subordinated to said new loan and the Deed to Secure Debt securing same,

NOW, THEREFORE, in consideration of the sum of \$1.00 in hand paid by Grantor to Grantee, the receipt and sufficiency of which being hereby acknowledged, and in consideration of the consummation of said loan in reliance upon this instrument, Grantee does hereby subordinate all right, title and interest under said outstanding Deed to Secure Debt above set forth, or otherwise in or to the property therein described, as against said loan to be made by Regions Mortgage so that the Deed to Secure Debt to be executed by Grantor to Regions Mortgage shall convey title to the property known as 1426 Willow Creek Pkwy, Alabaster, Alabama, as described in said outstanding Deed to Secure Debt of Grantee and superior to the indebtedness thereby secured.

This subordination agreement shall be binding upon the successors and assigns of Grantee and shall operate to the benefit of Regions Mortgage, its successors and assigns, and of any purchaser at any foreclosure sale under its Deed to Secure Debt.

The said outstanding Deed to Secure Debt now held by Grantee shall remain otherwise in full force and effect, the

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subordination herein provided being limited in application to the proposed loan herein set forth, only to the extent of the loan amount hereinabove set forth and to such additional advances as may be reasonably necessary for payment of hazard insurance premiums and other amounts necessary to protect American Home Funding interest in said property.

Lender agrees not to accelerate the maturity of Borrower's Note or to initiate any proceedings against Borrower to foreclose the Deed to Secure Debt from Borrower until first, giving Mortgagee a duplicate copy of notice of any default(s) required to be given Borrower under Borrower's Note, Deed to Secure Debt or other loan agreement with Lender, and second, giving Mortgagee the right to cure such default(s) within the notice period stated in such notice.

WHEREFORE the parties hereto have executed the within instrument by and through their duly authorized officers on the day and year first set forth hereinabove.

AMERICAN GENERAL FINANCE, INC.

BY:

Larry Kaim Vice President
Grantor

Paula Lurie Lutz
Witness
Barbara Annelle White
Notary Public Exp 2-15-98

Deborah A. Pearson
Deborah Pearson
Grantor

[Signature]
Witness

Notary Public Anthony D. Snable
My Commission Expires: 10-21-99

* DEBORAH PEARSON AND DEBORAH A. PEARSON ARE ONE AND THE SAME PERSON.

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RECEIVED TO: ANTHONY D. SNABLE
ATTORNEY AT LAW