

STATE OF ALABAMA     )  
SHELBY COUNTY         )

10/31/2001-46850  
02:33 PM CERTIFIED

SUBORDINATION AGREEMENT  
SHELBY COUNTY JUDGE OF PROBATE  
14.00

THIS AGREEMENT is made and entered into on this \_\_\_\_ day of October, 2001, by UNION STATE BANK (hereinafter referred to as "Mortgagee") in favor of FLAGSTAR BANK, FSB (hereinafter referred to as "Mortgage Company"), its successors and assigns.

WITNESSETH:

WHEREAS, Mortgagee did make two loans to MARK D. PRATER AND WIFE, CAROL W. PRATER (the "Borrower", whether one or more) for the sum of Ten Thousand Dollars (\$10,000.00) and for the sum of Twelve Thousand Dollars (\$12,000.00) which loans are secured by a mortgages dated March 17, 2000, and a mortgage dated May 23, 2001, respectively (hereinafter "the Mortgage") executed by Borrower in favor of Mortgagee, recorded in Instrument 2000-09446 and Instrument 2001-29928, respectively, in the Probate Office of SHELBY County, Alabama, covering the property further described as follows:

Lot 1008, according to the Survey of Eagle Point, 10<sup>th</sup> Sector, as recorded in Map Book 24, Page 40, in the Probate Office of Shelby County, Alabama.

WHEREAS, Borrower has requested the Mortgage Company lend to it the sum of Two Hundred Sixty-Eight Thousand & no/100 DOLLARS (\$ 268,000.00 ) (the "Loan"), such Loan to be evidenced by a Promissory Note in such amount executed by Borrower in favor of the Mortgage Company and secured by a Mortgage of even date therewith (the "Mortgage Company Mortgage") covering the property described herein, said Mortgage having been recorded in the Office of the Judge of Probate of Shelby County, Alabama in Instrument # 2001-46848.

WHEREAS, the Mortgage Company has agreed to make a loan to Borrower, if, but only if, the Mortgage Company Mortgage shall be and remain a lien or charge upon the property covered thereby prior and superior to the lien or charge of the Mortgagee on the terms set forth below and provided that the Mortgagee will specifically and unconditionally subordinate the lien or charge of the Mortgage to the lien or charge of the Mortgage Company Mortgage on the terms set forth below.

NOW, THEREFORE, in consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of all which is hereby acknowledged, and in order to induce the Mortgage Company to make the Loan above referred to, Mortgagee agrees as follows:

1. The Mortgage Company Mortgage and the Note secured by the Mortgage Company Mortgage and the debt evidenced by such Note and any and all renewals and extensions thereof, or of any part thereof, and all interest payable on all said debt and on any and all renewals and extensions shall be and remain at all times a liens or charge on the property covered by the Mortgage Company Mortgage, prior and superior to the lien or charge to the Mortgagee.

2. Mortgagee acknowledges that it intentionally waives, relinquishes, and subordinates the priority and superiority of the lien of charge of the Mortgagee in favor of the lien or charge of the Mortgage Company Mortgage, and that it understands that, in

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reliance upon and in consideration of the waiver, relinquishment, and subordination, specific loans and advances are being and will be made, and, as part and parcel thereof, specific monetary and other obligations are being and will be entered into by the Mortgage Company which would not be made or entered into but for such reliance upon this waiver, relinquishment and subordination.

3. This agreement contains the entire agreement between the parties hereto as to the loan secured by the Mortgage and the Loan secured by the Mortgage Company Mortgage, as to the priority thereof, and there are no agreements, written or oral, outside or separate from this agreement, and all prior negotiations are merged into this agreement.

4. This agreement shall be binding upon the Mortgagee, its successors and assigns and shall inure to the benefit of the Mortgage Company, its successors and assigns.

5. No waiver shall be deemed to be made by the Mortgage Company of any of its rights hereunder unless the same shall be in writing signed on behalf of the Mortgage Company, and each such waiver, if any, shall be a waiver only with respect to the specific instance involved and shall in no way impair the rights of the Mortgage Company or the obligations of the Borrower to the Mortgage Company hereunder in any other respect at any other time.

IN WITNESS WHEREOF, the Mortgagee has caused this instrument to be executed by its duly authorized officer on the day and date first set forth above.

ATTEST:

UNION STATE BANK

\_\_\_\_\_  
(ITS: \_\_\_\_\_) BY: William M Bowch  
ITS: Loan officer

ACKNOWLEDGMENT

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William M Bowch, whose name as Loan officer of Union State Bank, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, being informed of the contents of this instrument, he, as such officer, and with full authority, executed the same voluntarily, as an act of said National Banking Association, on the day the same bears date.

Given under my hand and official seal, this the 17 day of October, 2001.



NOTARY PUBLIC

My Commission expires

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Nov. 13, 2002  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

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