

STATE OF ALABAMA
COUNTY OF SHELBY

SUBORDINATION AGREEMENT

THIS AGREEMENT is made and entered into on the 13th day of February, 2002 by Regions Bank (hereinafter referred to as the "Mortgagee") in favor of MortgageAmerica, Inc. (hereinafter referred to as the "Mortgage Company"), its successors and assigns.

WITNESSETH

WHEREAS, Mortgagee did loan to Stewart A. Bieber (the "Borrower, whether one or more) the sum of Twenty-four Thousand Six Hundred Fifty and no/100s Dollars (\$24,650.00), which loan is evidenced by a note dated June 15, 2001, executed by Borrower in favor of Mortgagee, and is secured by a mortgage, deed of trust, security deed, deed to secure debt or other security instrument of even date therewith ("the Mortgage") covering the property described therein and recorded in Instrument # 2001-27563 in the public records of Shelby County, Alabama; and

WHEREAS, Borrower has requested the Mortgage Company lend to it the sum of One Hundred Sixteen Thousand Five Hundred Seven and 00/100s Dollars (\$16,507.00), (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, deed of trust, deed to secure debt, security deed or other security instrument of even date therewith (the "Mortgage Company Mortgage"); and

WHEREAS, the Mortgage Company has agreed to make the Loan to Borrower, 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 one dollar and 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 such renewals and extensions shall remain at all times a lien or charge on the property covered by the Mortgage Company Mortgage, prior and superior to the lien or charge of the Mortgagee.

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

RECORDER'S MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction.

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5. No waiver shall be deemed to be made by the Mortgagee of any of its rights hereunder unless the same shall be in writing signed on behalf of the Mortgagee, 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 Mortgagee or the obligations of the Borrower to the Mortgagee 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.

REGIONS BANK,

By: 

Its branch manager

Attest

Its: _____

ACKNOWLEDGMENT

STATE OF ALABAMA

COUNTY OF Chilton

I, the undersigned authority, a Notary Public, in and for said county in said State hereby certify that Jody Wesley whose name as _____ of Regions 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 said instrument, the officer, with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal, this 13 day of February, 2002.


Notary Public

My Commission Expires 030904

This Instrument was Prepared by:

Jack R. Thompson, Jr.
Kracke & Thompson
808 29th Street South, Suite 300
Birmingham, Alabama 35205

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