

SUBORDINATION AGREEMENT

THIS SUBORDINATION AGREEMENT is made this 11 day of April 2002, by and between Capital One, FSB (hereinafter "Capital One") and Mortgage America, Inc. (hereinafter "mortgagee").

Terry L. Hall ("Borrower") executed and delivered to Capital One a mortgage or deed of trust in the sum of \$5000.00 and recorded August 24, 2001 instrument number 2001-36412, in the records of Shelby county, which mortgage or deed of trust is a lien on the following described property:

Legal Description:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND KNOWN AS LOT 23, ACCORDING TO THE MAP IN SURVEY OF ROYAL OAKS, SECTION SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 77, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATE IN SHELBY COUNTY, ALABAMA.

WHEREAS, Mortgagee is making a mortgage loan on or about this date to Borrower encumbering the same real property described in the Legal Description above.

WHEREAS, Mortgagee is willing to make such loan to Borrower provided that Capital One unconditionally subordinates the lien of its mortgage or deed of trust to the lien in favor of Mortgagee.

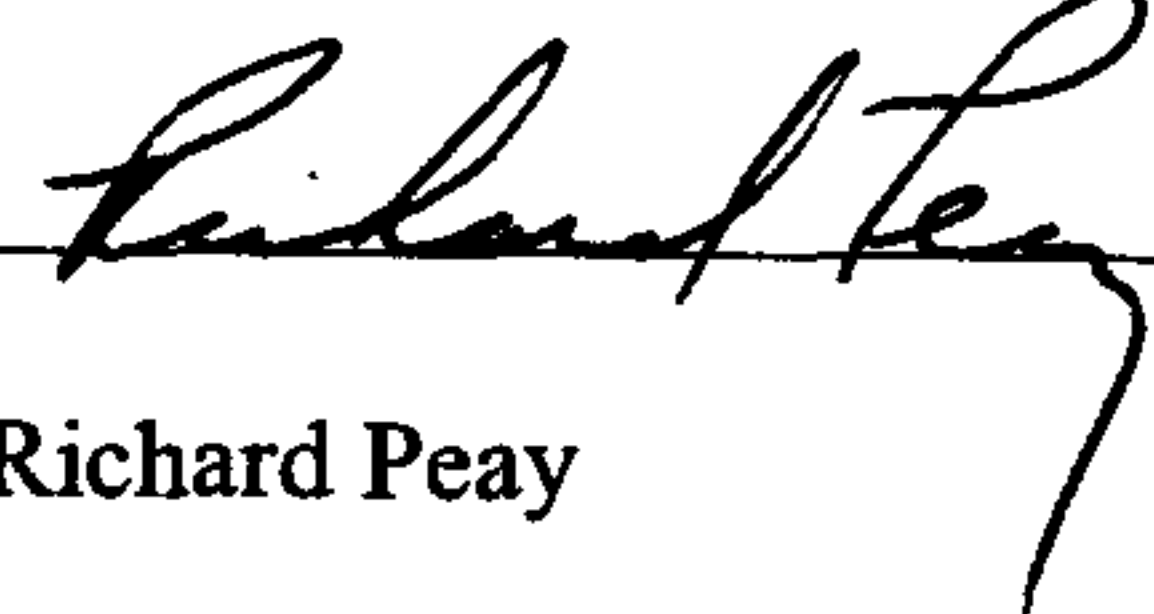
WHEREAS, Capital One has agreed to subordinate to Mortgagee on the following conditions:

1. Subordination of Lien: Capital One hereby subordinates its lien position in and on the property to Mortgagee's mortgage or deed of trust and the lien itself thereof, as if Mortgagee's mortgage or deed of trust had been recorded first in time to Capital One, and so that all public records will reflect Mortgagee's mortgage or deed of trust to be superior in lien to the mortgage or deed of trust of Capital One.

2. This subordination shall be binding upon and inure to the benefit of the respective heirs, successors, and assigns of borrower and lender.

IN WITNESS WHEREOF, the parties hereto have set their hands hereto as of the date first written above.

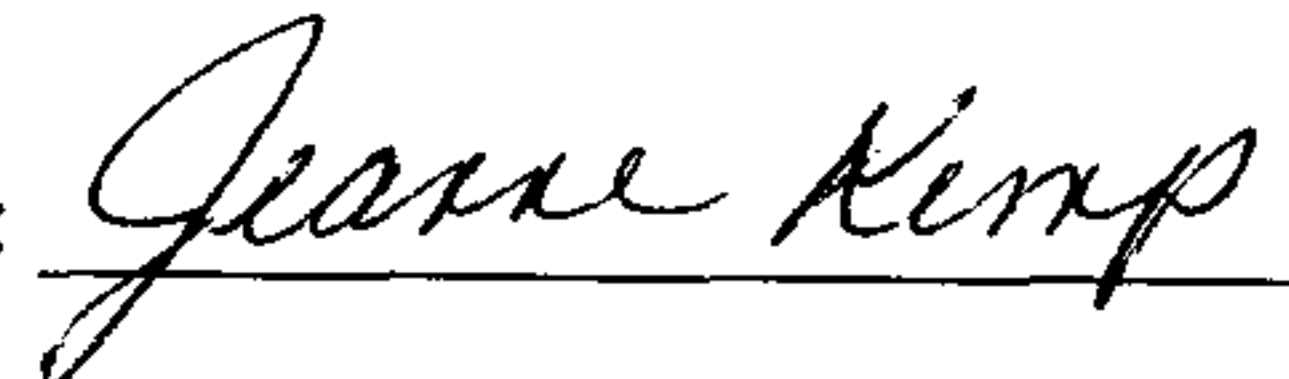
Representative for Capital One, FSB

SIGN: 

PRINT: Richard Peay

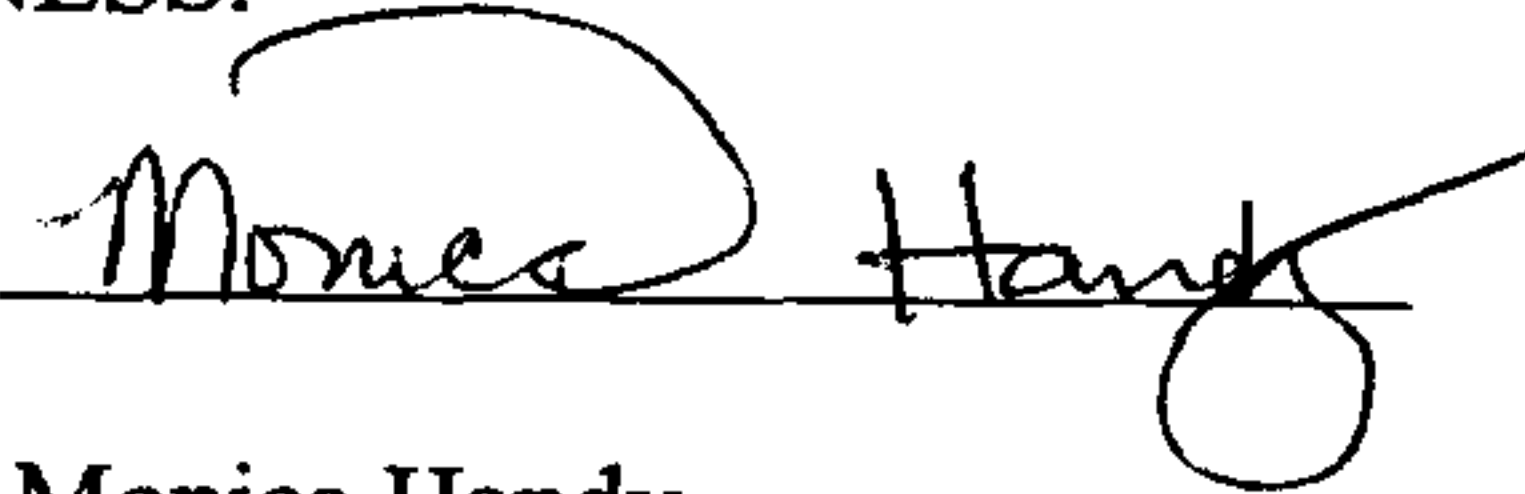
TITLE: Group Manager

WITNESS:

Sign: 

Print: Jeanne Kemp

WITNESS:

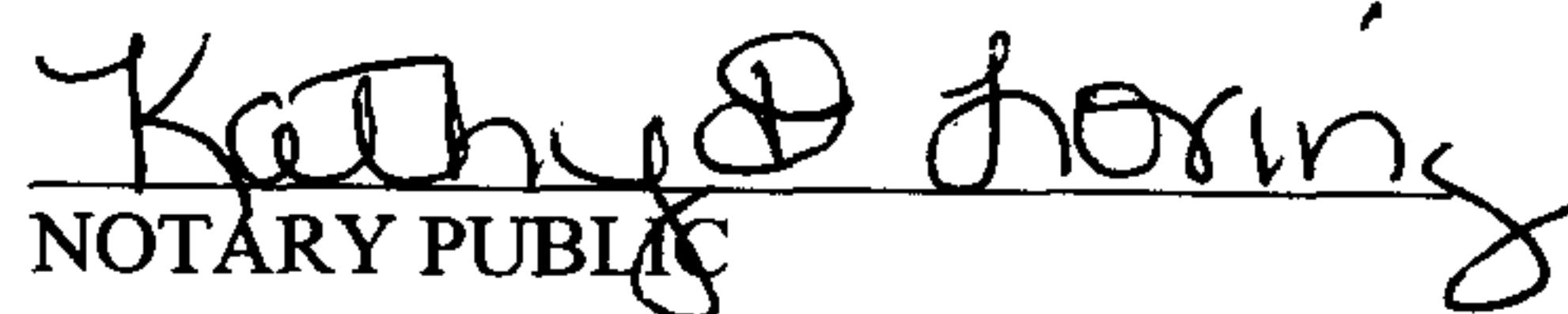
Sign: 

Print: Monica Handy

STATE OF Virginia
COUNTY OF Henrico

On this 11th day of April, 2002, before me, the undersigned officer, personally appeared Richard Peay who acknowledged himself/herself/themselves to be the Group Manager of Capital One, FSB and, being authorized to do so, executed the foregoing SUBORDINATION AGREEMENT for the purpose therein contained by signing the name of the corporation hereto.

IN WITNESS THEREOF, I hereunto set my hand and official seal.


NOTARY PUBLIC

SEAL:

MY COMMISSION EXPIRES: 12/31/03