

This Instrument Prepared by
and when recorded, please mail to:
Irwin Home Equity Corporation
12677 Alcosta Blvd., Suite 500
San Ramon, CA 94583
Attention: Post Closing Department
Loan No:

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

SUBORDINATION AGREEMENT

WHEREAS, under the terms of an Assignment of Mortgage **FEBRUARY 13, 2001**, and recorded in Real Volume **2001-29784**, in the Office of the Judge of Probate of **SHELBY** County, Alabama, **Irwin Union Bank and Trust Company** (the "Lender") is the holder of record of a mortgage, covering that certain property in **SHELBY** County, Alabama, recorded in Real Volume **2001-11727**, Page, _____ in the Office of the Judge of Probate of such county, executed by **TINA S COX** in favor of **COMMUNITY BANK OF NORTERN VIRGINIA** (the "Prior Mortgage"); and

WHEREAS, another mortgage in favor of **WELLS FARGO HOME MORTGAGE** (the "New Mortgage") has been or shall be executed by Borrower(s), and recorded concurrently herewith in the probate records of such County, State of Alabama, (the "New Mortgage") to secure a loan in the amount of **\$95,563.00** in favor of the New Mortgagee; and

WHEREAS, Lender and New Mortgagee desire to establish the relative priority of their two liens and to establish the New Mortgage as a first in priority lien on the property and to subordinate the lien of the Prior Mortgage to the lien of the New Mortgage;

NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lender hereby subordinates the lien of the Prior Mortgage to the lien of the New Mortgage and declares that the New Mortgage shall be a first in priority lien on the property and shall be entitled to the same rights and privileges, both in law and equity, as it would have had if the New Mortgage had been executed, delivered and recorded prior to the Prior Mortgage.

Executed this **23RD** day of **OCTOBER**, **2002**.

Irwin Union Bank and Trust Company

By: 

Name: **DAVID CASPARIAN**
Title: **PORTFOLIO MANAGER**

CLAYTON I. SWEENEY, ATTORNEY AT LAW

STATE OF CALIFORNIA)
)
COUNTY OF CONTRA COSTA)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID CASPARIAN, whose name as PORTFOLIO MANAGER_____ of IRWIN UNION BANK AND TRUST COMPANY, 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, he/~~she~~, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 23rd day of OCTOBER, 2002.

Danielle Marie Savage
Notary Public

My Commission Expires: 7-15-2006

