

SUBORDINATION AGREEMENT

20030129000052430 Pg 1/1 14.00
Shelby Cnty Judge of Probate, AL
01/29/2003 09:21:00 FILED/CERTIFIED

This Agreement made this date by SouthTrust Bank (herein called First Party), in favor of SouthTrust Mortgage Corporation (herein called Second Party).

Whereas, First Party is the owner and holder of that certain mortgage recorded in Instrument #1996-27229, in the Probate Office of Shelby County, Alabama, which said mortgage encumbers the property described as follows:

LOT 12, ACCORDING TO THE SURVEY OF ST. IVES AT GREYSTONE, AS RECORDED IN MAP BOOK 15, PAGE 70 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Whereas, Second Party, on January 13, 2003, made a loan secured by a mortgage executed by Ronald L. Carlson and Donna W. Carlson, Husband and Wife in the amount of \$200,000.00 secured by a mortgage on the above-described property; and

Whereas, the Second Party will not make the said loan unless the First Party subordinates its mortgage to the Second Party.

Now, therefore, in consideration of One Dollar and other good and valuable considerations, the Parties hereto agree as follows:

The First Party, SouthTrust Bank consents and agrees that the mortgage recorded in Instrument #1996-27229, in the Probate Office of Shelby County, Alabama, with the maximum available credit on said mortgage is \$100,000.00, is and shall continue to be, subject and subordinate in lien to the lien of the mortgage being made to the Second Party, which mortgage is recorded as Instrument # _____ in the Probate Office of Shelby County, Alabama.

Inst # 20030129000052420

Dated this 21 day of January, 2003.

SOUTHTRUST BANK

By: _____

Its: _____

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen A. Pierce, whose name as AVP of SouthTrust Bank, 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 the instrument, he as such officer and with full authority executed the same voluntarily on the date the same bears date for and as the act of said bank.

Given under my hand and official seal this the 21 day of January, 2003.

Linda F. Meyer
NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES MAY 30, 2005.