

20030326000181210 Pg 1/2 14.00
 Shelby Cnty Judge of Probate, AL
 03/26/2003 13:59:00 FILED/CERTIFIED

This Instrument Prepared By:
 JAMES W. FUHRMEISTER
 ALLISON, MAY, ALVIS, FUHRMEISTER,
 KIMBROUGH & SHARP, L. L. C.
 P. O. Box 380275
 Birmingham, AL 35238
 File # 02-9866

SUBORDINATION AGREEMENT

Agreement, made the 18th day of March, 2003, between FIRST COMMERCIAL BANK, Mortgagee, and McGOWIN & KING MORTGAGE, LLC., Lender,

WITNESSETH:

Whereas, the said Mortgagee now owns and holds the following Equity Line Mortgage and the note secured thereby: Equity Line Mortgage made by Stephen L. Pryor and Elizabeth T. Pryor to First Commercial Bank, and recorded in Instrument #1998-48085 and modified by Instrument #1999-7658 and Equity Line Mortgage made by Stephen L. Pryor and Elizabeth T. Pryor to First Commercial Bank and recorded in Instrument #2001-41800 in the office of the Probate Judge of Shelby County, Alabama covering premises hereinafter mentioned or a part thereof; and

Whereas, the present owner of the premises hereinafter mentioned is about to execute and deliver to said Lender, a mortgage to secure the principal sum of \$146,000.00 and interest, covering premises and more fully described as follows:

See Attached Legal Description

and

Whereas, said Lender has refused to accept said mortgage unless said mortgage held by the Mortgagee be subordinated in the manner hereinafter mentioned;

Now therefore, in consideration of the premises and to induce said Lender to accept said mortgage and note and also in consideration of one dollar paid to the Mortgagee, the receipt whereof is hereby acknowledged, the said Mortgagee hereby covenants and agrees with said Lender that said mortgage held by said Mortgagee be and shall continue to be subject and subordinate in lien to the lien of said note and mortgage in the principle amount of One Hundred Forty Six Thousand and No/100 Dollars (\$146,000.00) and interest about to be delivered to the Lender, and to all advances heretofore made or which hereafter may be made thereon (including but not limited to all sums advanced for the purpose of paying brokerage commissions, consideration paid for making the loan, mortgage recording tax, documentary stamps, fee for examination of title, surveys, and any other disbursements and charges in connection therewith) to the extent of the last mentioned amount and interest, and all such advances may be made without notice to the Mortgagee, and to any extensions, renewals and modifications thereof.

This agreement may not be changed or terminated orally. This agreement shall bind and enure to the benefit of the parties hereto, their respective heirs, personal representatives, successors and assigns.

In Witness Whereof, the said Mortgagee has duly executed this agreement the day and year first above written.

MORTGAGEE:

FIRST COMMERCIAL BANK

By: [Signature]

Its: V. Pryor

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, in and for said County, in said State, hereby certify that [Signature], whose name as [Signature] of FIRST COMMERCIAL 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 the instrument, he, as such officer, and with full authority, executed the same voluntarily, for and as the act of the corporation on the day the same bears date.

Given under my hand and official seal this 18th day of March, 2003.

[Signature]
 Notary Public
 My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
 MY COMMISSION EXPIRES: Apr. 26, 2006
 BONDED THRU NOTARY PUBLIC UNDERWRITERS

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EXHIBIT "A"

Lot 11-A, according to a Resurvey of Lot 11, Block 3 of Wyngate Trace, as recorded in Map Book 21, Page 66, in the Probate Office of Shelby County, Alabama.