



20030718000458210 Pg 1/2 14.00
Shelby Cnty Judge of Probate, AL
07/18/2003 10:53:00 FILED/CERTIFIED

SUBORDINATION AGREEMENT

State of Alabama)
)
Shelby County) *Know All Men by These Presents That:*

WHEREAS, Mickey Lee Sewell (herein the "Borrower", whether one or more) owns certain real property situated in Shelby County, Alabama, which is more particularly described as follows, to wit:

Lot 32, according to the Amended Map of Wyndham, Bedford Sector, as recorded in Map Book 23, page 10, in the Probate Office of Shelby County, Alabama.

(herein the "Property"); and

WHEREAS, Compass Bank is the present holder and owner of a mortgage lien on the Property executed by Mickey Lee Sewell in favor of Compass Bank, dated the 14th day of February, 2003 with the credit limit of \$21,000.00 and recorded in Instrument No. 2002-14369, in the Probate Office of Shelby County, Alabama, (herein the "Prior Mortgage"); and

WHEREAS, the Borrower is desirous of obtaining an additional mortgage loan from Homecomings Financial Network (herein the "Lender") in the amount of \$112,500.00 to be secured by the Property; and

WHEREAS, the Lender is unwilling to take a lien on the Property subject to the Prior Mortgage; and

WHEREAS, the Holder of the Prior Mortgage is, under certain conditions, willing to subordinate its lien to that of the Lender;

NOW THEREFORE, in consideration of the premises and Ten Dollars (\$10.00) and other good and valuable considerations in hand paid to the Holder of the Prior Mortgage, the receipt and sufficiency of which is hereby acknowledged, the Holder of the Prior Mortgage has agreed to and by these presents does waive the priority of the lien of the Prior Mortgage insofar as the following described mortgage is concerned, but not otherwise:

That certain Mortgage from Mickey Lee Sewell to Homecomings Financial Network in the amount of \$112,500.00, which said mortgage is recorded subsequent to the date of this document (herein the "Subsequent Mortgage"); and

The Holder of the Prior Mortgage hereby consents to the subordination of the Prior Mortgage to the Subsequent Mortgage, and agrees that the Prior Mortgage shall be junior and inferior to the Subsequent Lien; and further

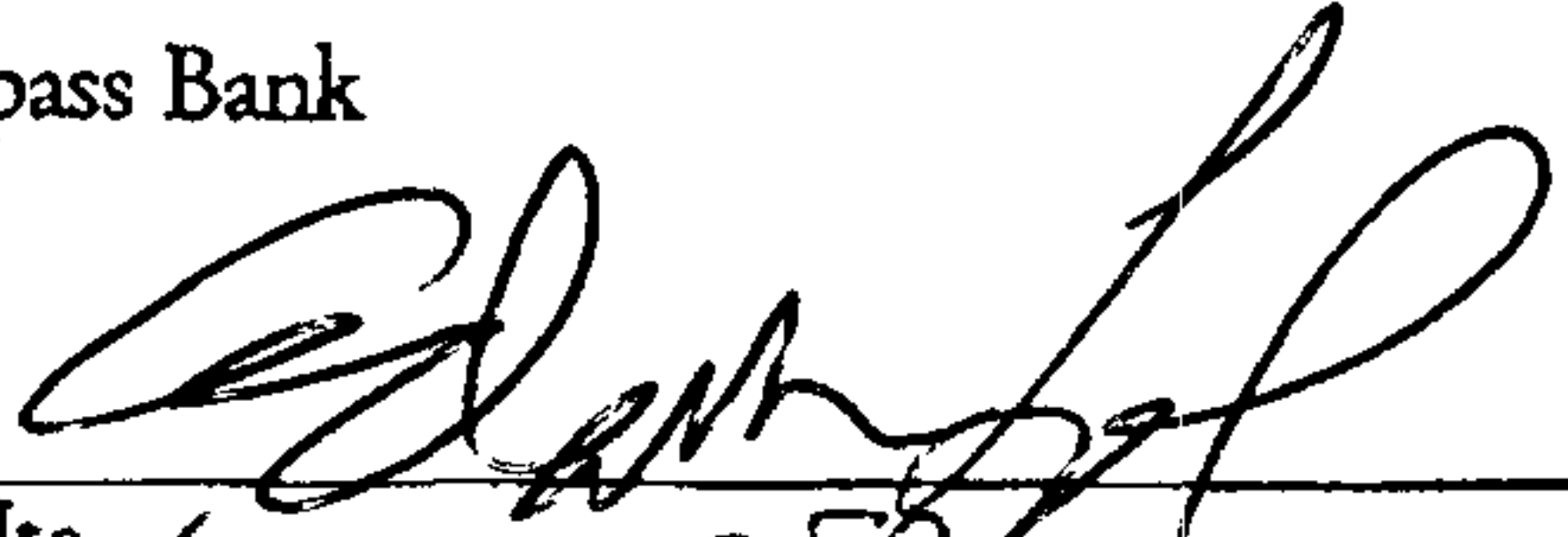
It is expressly understood and agreed that this Subordination Agreement shall not affect the lien of the Prior Mortgage other than as indicated herein, nor shall it affect or modify the obligations secured by the Prior Mortgage, and said obligation shall continue in force and affect until fully paid, satisfied, and discharged.

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IN WITNESS WHEREOF, the Holder of the Prior Mortgage, by its _____,
who is authorized to execute this Subordination Agreement, has hereunto set its signature and seal on this the
_____ day of July, 2003.

Compass Bank

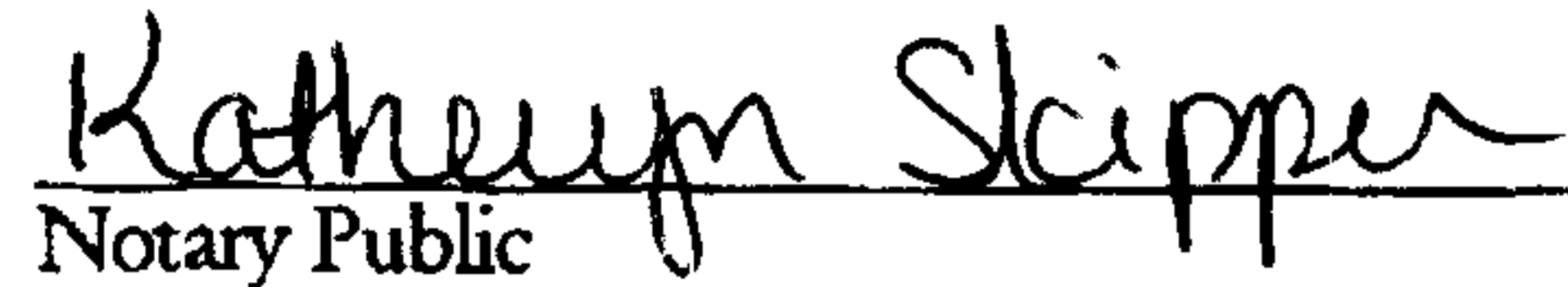
By


Its Loan Officer

State of Alabama)
Jefferson County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
Adam Fox, whose name as Loan Officer of Compass 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 said corporation.

Given under my hand and official seal this 9 day of July, 2003.


Notary Public

My commission expires: MY COMMISSION EXPIRES FEBRUARY 28, 2005

This instrument was prepared by:
Larry R. Newman/Jeffrey L. Lees
Newman Lees, LLC
300 Office Park Drive #105
Birmingham, Alabama 35223