

WHEN RECORDED RETURN TO :



When recorded mail to:  
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100 Lakeside Drive, Horsham, PA 19044

**MORTGAGE LIEN SUBORDINATION AGREEMENT**

STATE OF ALABAMA  
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS, That Joseph T. Ritchey & Ann M. Ritchey  
WHEREAS, on 09/06/2002 (hereinafter referred to as "Mortgagor") did execute in favor of Colonial Bank, Hereinafter referred to as "Mortgagee") a mortgage which then and does now constitute a Lien as recorded in Inst. #2002092 0000456030, in the Office of the Judge of Probate of Shelby County, Alabama said property is described as follows:

See "Exhibit A" attached

WHEREAS, the sum of \$ 50,000.00 **DOLLARS** is still owed on the debt secured by such mortgage and

WHEREAS, Mortgagor desire to refinance the existing first mortgage on said property through a new term mortgage in favor of GMAC Mortgage Corporation and to secure such loan by mortgage lien on the above described property, and desires that mortgage lien in favor of Mortgagee be subordinated and made junior to a mortgage lien which Mortgagor desires to effect by executing said mortgage with GMAC Mortgage Corporation.

WHEREAS, Mortgagee (in consideration of the fact that their mortgage will be better secured As a second lien on the property) has previously agreed, and are now willing and desirous of executing such document as is necessary to effect the subordination of their mortgage lien so as to allow Mortgagor To execute a mortgage furnishing a valid first lien in favor of and to GMAC Mortgage Corporation.

NOW, THEREFORE, Mortgagee does hereby subordinate his mortgage lien on the above described property, as established by mortgage, with such mortgage now, by virtue of this document, hereby made subordinate and junior to the mortgage executed by Mortgagor to GMAC Mortgage Corporation and which mortgage is being recorded simultaneously with this agreement, to secure an indebtedness of \$ 389,950.00 **DOLLARS**

Be it known, however, that the mortgage in favor of Mortgagee shall in all other respects remain in full force and effect and constitute a first valid lien against the above described property as to all other Liens (with the sole exception of the lien created in favor of GMAC Mortgage Corporation).

Mortgagor and Mortgagee warrant that Mortgagee is the owner of the mortgage.

IN WITNESS WHEREOF, we have hereunto set our signatures and seals this 23<sup>rd</sup> day of July, 2003.

Joseph T. Ritchey  
Mortgagor

Ann M. Ritchey  
Mortgagor

By: L. Mark House  
L. Mark House

Its: Senior Vice President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Joseph T. Ritchey & Ann M. Ritchey, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23<sup>rd</sup> day of July, 2003.

Mary Ann Bennett  
Notary Public  
My Commission Expires: 10-16-06

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that L. Mark House whose name as Senior Vice President of Colonial 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 such 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 the 22<sup>nd</sup> day of July, 2003.

Mary Katherine Jackson  
Notary Public  
My Commission Expires: MY COMMISSION EXPIRES NOVEMBER 11, 2006

**EXHIBIT A**

**ALL THAT PARCEL OF LAND IN CITY OF PELHAM, SHELBY COUNTY, STATE OF ALABAMA, AS MORE FULLY DESCRIBED IN DEED INST # 1996, INST # 04855, ID# 105210002002059, BEING KNOWN AND DESIGNATED AS LOT 4, ACCORDING TO THE SURVEY OF FIRST ADDITION TO INDIAN CREST ESTATES, AS RECORDED IN MAP BOOK 12, PAGE 54, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**BY FEE SIMPLE DEED FROM MARCELLINE O. FLYNN AND WILLIAM J. FLYNN, JR., HUSBAND AND WIFE AS SET FORTH IN INST # 1996 INST # 04855 DATED 01/31/1996 AND RECORDED 02/15/1996, SHELBY COUNTY RECORDS, STATE OF ALABAMA.**