

RETURN TO: RAY HUNDLEY  
TRANSCONTINENTAL TITLE CO  
4033 TAMPA RD, SUITE 101  
OLDSMAR, FL 34677  
1-800-225-7897

20040102000003630 Pg 1/4 20.00  
Shelby Cnty Judge of Probate, AL  
01/02/2004 14:16:00 FILED/CERTIFIED

CITY: Birmingham  
STATE: AL  
ZIP: 35209

ESCROW:  
TITLE:  
APN: 14-4-18-1-000-003-02  
RECORDER'S USE ONLY

SPACE ABOVE THIS LINE FOR

## SUBORDINATION AGREEMENT

NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN YOUR SECURITY INTEREST IN THE PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT.

THIS AGREEMENT, made this 6th day of January 2003, by GEORGE G WALKER AND BRENDA C WALKER, owner of the land hereinafter described and hereinafter referred to as "Owner", and COMPASS BANK, present owner and holder of Deed of Trust and Note first hereinafter described and referred to as "Beneficiary".

### WITNESSETH

THAT WHEREAS, GEORGE G WALKER AND BRENDA C WALKER did execute a Deed of Trust, dated DECEMBER 05, 2001, to COMPASS BANK, as Trustee covering:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE  
A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION

To secure a Note in the sum of \$72,000, dated DECEMBER 05, 2001 in favor of COMPASS BANK which Deed of Trust was recorded on DECEMBER 27, 2001 as Instrument Number 20011568001, of Official Records of said county; and

WHEREAS; GEORGE G WALKER AND BRENDA C WALKER, Owner has executed, or is about to execute, a Deed of Trust and note in the sum of \$184,200 dated DECEMBER 19, 2002, in favor of INSTAFI.COM hereinafter referred to as "Lender", payable with interest and upon the terms and conditions described therein, which Deed of Trust is to be recorded concurrently herewith; and

WHEREAS, It is a condition precedent to obtaining said loan that said Deed of Trust last above mentioned shall unconditionally be and remain at all times a lien or charge upon the land hereinbefore described, prior and superior to the lien or charge of the Deed of Trust first above mentioned; and

WHEREAS, Lender is willing to make said loan provided the Deed of Trust securing the same is a lien or charge upon the above described property prior and superior to the lien or charge of the Deed of Trust first above mentioned and provided that Beneficiary will specifically and unconditionally subordinate the lien or charge of the Deed of Trust first above mentioned to the lien or charge of the Deed of Trust in favor of Lender; and

WHEREAS, It is to the mutual benefit of the parties hereto that Lender make such loan to Owner; and Beneficiary is willing that the Deed of Trust securing the same shall, when recorded constitute a lien or charge upon said land which is unconditionally prior and superior to the lien charge of the Deed of Trust first above mentioned.

D10.79225-4  
T 152479

NOW THEREFORE, in consideration of the mutual benefits accruing to the parties hereto and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, and in order to induce Lender to make the loan above referred to, it is hereby declared, understood and agreed as follows:

- (1) That said Deed of Trust securing said Note in favor of Lender, and any renewals or extensions thereof, shall unconditionally be and remain at all times a lien or charge on the property therein described, prior and superior to the lien or charge of the Deed of Trust first above mentioned;
- (2) That Lender would make its loan above described without this Subordination Agreement;
- (3) That this agreement shall be the whole and only agreement with regard to the subordination of the lien or charge of the Deed of Trust first above mentioned to the lien or charge of the Deed of Trust in favor of Lender above referred to and shall supersede and cancel, but only insofar as would affect the priority between the Deeds of Trust hereinbefore specifically described, any prior agreements as to such subordination, including, but not limited to, those provisions, if any, contained in the Deed of Trust first above mentioned, which provide for the subordination of the lien or charge thereof to another Deed or Deed of Trust or to another mortgage or mortgages.

Beneficiary declares, agrees and acknowledges that:

- (a) He/she consents to and approves (I) all provisions of the Note and Deed of Trust in favor of Lender above referred to, and (II) all agreements, including, but not limited to, any loan or escrow agreements, between Owner and Lender for the disbursement of the proceeds of Lender's Loan;
- (b) Lender in making disbursements pursuant to any such agreement is under no obligation or duty to, nor has Lender represented that it will, see to the application of such proceeds by the person or persons to whom Lender disburses such proceeds and any application or use of such proceeds for purposes other than those provided for in such agreement or agreements shall not defeat the subordination herein made in whole or in part;
- (c) He/she intentionally and unconditionally waives, relinquishes and subordinates the lien or charge of the Deed of Trust first above mentioned in favor of the lien or charge upon said land of the Deed of Trust in favor of Lender above referred to and understands that in reliance upon, and in consideration of, this waiver, relinquishment and subordination, specific loans and advances are being and will be made and, as part and parcel thereof, specific monetary and other obligations are being and will be entered into which would not be made or entered into but for said reliance upon this waiver, relinquishment and subordination; and
- (d) An endorsement has been placed upon the Note secured by the Deed of Trust first above mentioned that said Deed of Trust has by this instrument been subordinated to the lien charge of the Deed of Trust in favor of Lender above referred to.

**SUBORDINATION, RECORDED DEED OF TRUST TO DEED OF TRUST TO RECORD**



**NOTICE: THIS SUBORDINATION AGREEMENT CONTAINS A PROVISION WHICH ALLOWS THE PERSON OBLIGATED ON YOUR REAL PROPERTY SECURITY TO OBTAIN A LOAN. A PORTION OF WHICH MAY BE EXPENDED FOR OTHER PURPOSES THAN IMPORVEMENT OF THE LAND.**

SIGNATURE OF BENEFICIARY(IES)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIGNATURE OF OWNER(S)

Glen Walker  
G Glen Walker

Brenda C Walker  
Brenda C Walker

STATE OF Alabama } ss.  
County of Shelby

On 10 Feb. 2007 before me, the undersigned, a Notary Public in and for said State, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Gerald L. McNeer  
Notary Public in and for said County and State

Gerald L. McNeer  
Notary's name (Must be typed or legibly printed)

STATE OF Alabama } ss.  
County of Shelby

On 10 Feb. 2003 before me, the undersigned, a Notary Public in and for said State, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Gerald L. McNeer  
Notary Public in and for said County and State

Gerald L. McNeer  
Notary's name (Must be typed or legibly printed)

**IT IS RECOMMENDED THAT, PRIOR TO THE EXECUTION OF THIS SUBORDINATION AGREEMENT, THE PARTIES CONSULT WITH THEIR ATTORNEYS WITH REPECT THERETO. (CLTA SUBORDINATION FORM "A")**

**EXHIBIT "A"**

LOT 4 ACCORDING TO SURVEY OF DEER CREEK ESTATES AS RECORDED IN  
MAP BOOK 20, PAGE 75, IN THE PROBATE OFFICE OF SHELBY COUNTY,  
ALABAMA.

BEING THE SAME PROPERTY CONVEYED TO G. GLENN AND BRENDA C. WALKER  
BY DEED FROM KATHLEEN R. WESSON, RECORDED 11/24/1998 IN DEED BOOK  
1998, PAGE 46901.