

BHM 31567

20040108000012720 Pg 1/2 14.00
Shelby Cnty Judge of Probate, AL
01/08/2004 08:38:00 FILED/CERTIFIED

THIS INSTRUMENT WAS PREPARED BY:

NAME: CONESHIA COOK
ADDRESS: 401 WEST VALLEY AVE
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Reli, Inc.
the TITLE and CLOSING PROFESSIONALS
3595 Grandview Pkwy, Ste 350
Birmingham, AL 35243

SUBORDINATION OF EQUITY LINE OF CREDIT MORTGAGE

COMPASS BANK ("Compass"), for good and valuable consideration, does hereby acknowledge and agree that the lien of that certain Equity Line of Credit Mortgage dated JUNE 27, 2003 from S. KEITH NELSON and ANGELA A. NELSON, as mortgagor (the "Mortgagor," whether one or more), to Compass, as mortgagee, recorded in the office of the Judge of Probate of JEFFERSON County, Alabama in instrument #2003-44316, (the Equity Line Mortgage), shall be and hereby is subordinate in right of priority to the lien of that certain mortgage from that Mortgagor, as mortgagor, to COMPASS BANK, as mortgagee (the "Mortgagee"), to be recorded in the office of the Judge of Probate of JEFFERSON County, Alabama (the "Superior Mortgage") ; provided,, however, that such subordination shall be effective only to the extent that the Superior Mortgage secures that certain loan from Mortgagee to Mortgagor in the principal amount \$305,000.00 (the "Loan"), together with interest on the Loan and any amounts specifically secured by the Superior Mortgage which are expended by the Mortgagee to protect or enforce the Mortgagee's rights under the Superior Mortgage with respect to the loan ("the Superior Indebtedness"). The lien of the Equity Line Mortgage shall be superior in right of priority to the lien of the Superior Mortgage to the extent that the Superior Mortgage secures any indebtedness of the Mortgagor to the Mortgagee other than the Superior Indebtedness.

To induce Compass to enter into this Subordination Agreement, Mortgagee hereby certifies to Compass as follows:

- (1) that the proceeds of the Loan shall be used to satisfy in full all indebtedness secured by that certain mortgage dated JUNE 27, 2003, from S. KEITH NESLON and ANGELA A. NELSON, as mortgagor, to COMPASS BANK, as mortgagee, recorded in the office of the Judge of Probate of JEFFERSON County, Alabama in instrument #2003-41462;
- (2) that the Loan shall bear a(n)FIXED interest rate of 5.375 % per annum and shall be repayable in monthly installments at a(n) FIXED amount of \$1,707.91, beginning FEBRUARY 01, 2004 and continuing until JANUARY 01, 2034, and
- (3) that the street address of the real property to be covered by the Superior Mortgage is
3005 SHANDWICK COURT BIRMINGHAM, Alabama 35242.

The provision of this Subordination Agreement are solely for the benefit of Compass and Mortgagee, and shall not be deemed to modify any of the agreements executed and delivered in connection with the Equity Line Mortgage or the Superior Mortgage or to waiver any of the rights of Compass or Mortgagee, as the case may be, thereunder, as against the Mortgagor, nor shall it constitute or give rise to any defense, right of offset or counterclaim by Mortgagor.

This Subordination Agreement may be amended or modified only by written instrument signed by Compass and Mortgagee.

IN WITNESS WHEREOF, Compass has caused this Subordination Agreement to be executed as of the 19TH day of DECEMBER, 2003.

COMPASS BANK

BY: Denise R. Wilson
ITS: Asst. Vice President

BY: _____
ITS: _____

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, JULIA A. PAUL, the undersigned, a Notary Public, in and for said County in said State, hereby certify that DENISE R. WILSON, whose name as AVP of Compass Bank, a(n) 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 voluntarily for and as the act of said CORPORATION

Given under my hand and official seal on this the 19TH day of DECEMBER, 2003.

Notary Public: Julia Paul
My Commission Expires: _____

[NOTARIAL SEAL]

