


Prepared by: Law Offices of Joshua Karas

Return To: Washington Mutual Bank, F.A.
8880 Freedom Crossing Trail
Jacksonville, FL 32256


20040302000108380 Pg 1/2 14.00
Shelby Cnty Judge of Probate, AL
03/02/2004 15:54:00 FILED/CERTIFIED

SUBORDINATION AGREEMENT

TITLE OF DOCUMENT

This Subordination Agreement, made this 14th day of January, 2004, by **COMPASS BANK** (hereinafter referred to as "First Party"), in favor of **WASHINGTON MUTUAL BANK, F.A., its successors and/or assigns, as their respective interest may appear**, (hereinafter referred to as "Second Party");

WITNESSETH:

THAT WHEREAS, First Party is the owner and holder of that certain mortgage from **ALLEN DREW HUNTER and BRENDA HUNTER**, Husband and Wife (hereinafter referred to as "Owners"), in the amount of \$18,000.00, Open-Ended to \$18,000.00, dated February 15, 2002 and recorded April 1, 2002 in Book 2002, Page 14972 in the Probate Office of Shelby County, Alabama, which said mortgage encumbers the property known as 7718 Wyndham Circle, Helena, Alabama 35080, and being further described as follows:

THE PREMISES SITUATED IN THE CITY OF HELENA, COUNTY OF SHELBY, STATE OF ALABAMA, BEING KNOWN AND DESIGNATED AS LOT 36, WYNDHAM BEDFORD, FILED IN PLAT BOOK 23, PAGE 22, TAX IDENTIFICATION NO. 13-5-22-3-002-043.000, AND BEING THE SAME PREMISES CONVEYED BY SARA C. HUNTER TO ALLEN DREW HUNTER BY DEED DATED JUNE 28, 2000 AND RECORDED JUNE 29, 2000 AS INSTRUMENT NO. 2000, PAGE 21760 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA,

WHEREAS, Second Party is about to make a loan secured by a Mortgage and Note not to exceed ~~\$119,874.00~~ ^{\$115,807.00} dated FEBRUARY 23, 2004, executed by said Owners on the above-described property;

WHEREAS, Second Party will not make said loan unless First Party subordinates its mortgage to Second Party;

NOW THEREFORE, in consideration of One Dollar (\$1.00) and other good and valuable considerations, the Parties hereto agree as follows:

The First Party, said **COMPASS BANK**, consents and agrees that the mortgage recorded in Book 2002, Page 14972 in the Probate Office of Shelby County, Alabama is and shall constitute to be subject and subordinate to the lien of the mortgage being made to Second Party, which mortgage shall be recorded as Instrument No. 20040302000108360 in the Probate Office of said Shelby County, Alabama.



IN TESTIMONY whereof, said **COMPASS BANK** has caused these presents to be signed, acknowledged, and delivered in its name and behalf this 14 day of January, 2004.

FIRST PARTY:
COMPASS BANK

~~CORPORATE SEAL~~

BY: J.S. Byrd

Vice President

BY: ~~Secretary~~

~~Secretary~~

ACKNOWLEDGEMENT

STATE OF Alabama

COUNTY OF Jefferson

On this 14th day of January, 2004, before me, Nora L. Capps, a Notary Public (or before any officer within this State or without the State now qualified under existing law to take acknowledgements), duly commissioned, qualified and acting within

and for said County and State, appeared in person the within named J.S. Byrd

and of Compass Bank, a corporation, and were duly authorized in their respective capacities to execute the foregoing instruments for and in the name and behalf of said corporation, and further stated and acknowledged that they had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 14th day of January, 2004.

Nora L. Capps
Notary Public

My Commission Expires: 5/10/06