

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

## SUBORDINATION AGREEMENT

D189309-T-1

This indenture, made this **10TH** day of **FEBRUARY, 2004** between **CITIFINANCIAL**; hereinafter referred to as party of the first part, and **Watermark Financial Partners, Inc.** hereinafter referred to as party of the second part;

Witnesseth that party of the first part is the owner and holder of a certain MORTGAGE for **\$15,450.27** which was dated **12/08/2003** and recorded **12/11/2003** in the Public Records of **SHELBY** County, **ALABAMA** in document 20031211000800770 encumbering the lands described as follows:

LOT 28, ACCORDING TO THE SURVEY OF CHANDALAR TOWNHOMES,  
FIRST ADDITION, AS RECORDED IN MAP BOOK 24, PAGE 18, IN THE PROBATE  
OFFICE OF SHELBY COUNTY, ALABAMA .

BEING THE SAME PROPERTY CONVEYED TO VIOLA BROWN AND HOWARD W.  
BROWN, RECORDED 09/25/2001 IN DEED BOOK 2001 PAGE 41465 .

PARCEL #: 131014401002028

AND WHEREAS, **VIOLA BROWN**, (Mortgagor) has made application to **Watermark Financial Partners** for a loan in the amount of **\*\$109,313.00** to be secured by mortgage encumbering the above described premises, and party of the second part has required as a condition precedent to making of said loan that party of the first part subordinate their MORTGAGE and the lien thereof and all its rights thereunder to the mortgage to be placed upon said premises as aforesaid, and party of the first part is agreeable to such subordination. **\*NOT TO EXCEED**

NOW, THEREFORE, in consideration of the sum of \$10.00 CONSIDERATION GIVEN and other valuable consideration in hand paid by the party of the second part to the party of the first part, receipt where is hereby acknowledged, and as an inducement for the making of the aforesaid loan by the Party of the second part to the aforesaid, **VIOLA BROWN** the party of the first part does hereby subordinate the aforesaid MORTGAGE held by it and the lien thereof and all of its rights thereunder to **SHELBY** County, **ALABAMA**, encumbering the above described premises and does hereby covenant with the party of the second part that it has not transferred or assigned the aforesaid MORTGAGE, nor any interest held by it in either of said instruments, and it executed this Subordination Agreement as the Sole Owner of the entire interest held by it in said MORTGAGE and declare any right or claim held by it to be subject and inferior to the Mortgage held by the second part and to all rights of the party of the second part thereunder.


Amanda Lamar  
Witness #1 Signature  
Robin Bowdoin  
Witness #2 Signature  
AMANDA LAMAR  
WITNESS #1  
ROBIN BOWDOIN  
WITNESS #2

State of Alabama  
County of Jefferson

CITIFINANCIAL  
Arnold Hamilton  
Signature  
Arnold Hamilton  
Print Name  
manager  
Title  
260 west valley ave #E  
Address  
Birmingham, AL 35209  
City, State Zip

The foregoing instrument was acknowledged before me this 10th day of February, 2004, by **CITIFINANCIAL\*** who has produced a valid Drivers License as identification who did not take an oath \*Arnold Hamilton, manager

Notary Public TAMIKEO D. WILSON

 **TAMIKEO D. WILSON**  
NOTARY PUBLIC  
STATE OF ALABAMA  
Commission Expires **COMM. EXP. 7-31-2006**