

WHEN RECORDED RETURN TO:

20030819000632520 Pg 1/2 14.00
Shelby Cnty Judge of Probate, AL
09/19/2003 13:10:00 FILED/CERTIFIED

This instrument is being re-recorded to correct the recording information
of the mortgage being subordinated and to add the legal description of the property.

MORTGAGE LIEN SUBORDINATION AGREEMENT

STATE OF ALABAMA
COUNTY OF ~~JEFFERSON~~
Shelby

KNOW ALL MEN BY THESE PRESENTS, That John B Bagwell and Ellyn Bagwell
WHEREAS, on 6/24/03 (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 20020716000450970 **, in the Office of the Judge of Probate of
Shelby County, Alabama said property is described as follows:

** Instrument No. 2000-34711 and modified in Instrument Nb.
20030716000450970

Lot 40, according to the Survey of Old Mill Trace, Second Sector
as recorded in Map Book 8, Page 156, in the Probate Office of
Shelby County, Alabama

WHEREAS, the sum of Seventy Thousand and 00/100---- 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 Colonial Bank 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 Colonial Bank.

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 Colonial Bank.

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 Colonial Bank
and which mortgage is being recorded simultaneously with this agreement, to secure an indebtedness of
Seventy three thousand & 00/100 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 Colonial Bank).

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

IN WITNESS WHEREOF, we have hereunto set our signatures and seals this 28th day of
July, ~~2002~~
2003

[Signature]
Mortgagor
[Signature]
Mortgagee

COLONIAL BANK
By *[Signature]* 7/28/03
Jo Robertson
Its: Assistant Vice President

1 certify this to be a true and
correct copy
6-22-04
Probate Judge
Shelby County

20040720000402030 Pg 1/2 14.00
Shelby Cnty Judge of Probate, AL
07/20/2004 10:03:00 FILED/CERTIFIED

Barber

STATE OF ALABAMA
COUNTY OF JEFFERSON *Shelby*

20030919000632520 Pg 2/2 14.00
Shelby Cnty Judge of Probate, AL
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I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that John B. Bagwell, Ellyn Bagwell 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 28th day of July 2003.

Notary Public

My Commission Expires: 02-25-05

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Jo Robertson whose name as Assistant 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 28th day of July 2003.

Mary Beal High

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA BY CAPISE
MY COMMISSION EXPIRES: 02-25-05

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