



20040924000529410 Pg 1/5 23.00  
Shelby Cnty Judge of Probate, AL  
09/24/2004 14:54:00 FILED/CERTIFIED

Recording requested by: LSI  
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2550 N. Redhill Ave.  
Santa Ana, CA. 92705  
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773200

NAME Fidelity National Lenders Solution  
ADDRESS 2550 North Redhill Ave.  
CITY Santa Ana  
STATE & ZIP CA 92705

APN# 09-2-04-0-003-062.000

### SUBORDINATION AGREEMENT

004112965

This Subordination Agreement is dated for reference 06/08/2004 and is between

SOUTHTRUST BANK

whose

principal address is 220 Wildwood Pkwy, Birmingham, AL 35209

(called "Junior Lender") and

WELLS FARGO BANK, NA, SUCCESSOR BY MERGER  
TO WELLS FARGO HOME MORTGAGE, INC.

New Senior Lender's  
Name :

~~WELLS FARGO HOME MORTGAGE, A DIVISION OF WELLS FARGO BANK, N.A.~~

Senior Lender's

Address : P.O. BOX 5137 DES MOINES, IA - 50306-5137

(called "New Senior Lender")

### RECITALS

A. Junior Lender is the vested holder and owner of the following described promissory note (the "Note") secured by a mortgage or deed of trust (the "Security Instrument"):

Date of Note and Security Instrument : 07/13/2001

Borrower(s) Name(s) ("Borrowers") : GAYLE DAVISON AND IAN DAVISON

Property Address : 1461 HIGHLAND LAKES BIRMINGHAM, AL 352420000

Legal Description of real property secured by Security Instrument ("Property") :

Recording Date : 09/25/2001

County : SHELBY

Mtg Amt \$125,000

Recording Number : 2001-41352

Book : \_\_\_\_\_

Page : \_\_\_\_\_

B. Borrowers, as current owners of the Property, wish to replace their current first priority mortgage loan on the Property with a new first priority mortgage loan secured by the Property from New

Senior Lender in the original principal sum of \$ 218324.00

(the "New Senior Security Instrument"), *New Mtg Dated 3-31-04, recorded on 4-23-04 as instrument # 20040426000 215030*

New Senior Lender will not provide this financing without an agreement by Junior Lender to subordinate its lien/security interest lien/security in the Property to the new interest of New Senior Lender.

In consideration of the benefits to Junior Lender from the new financing on the Property provided by New Senior Lender, Junior Lender agrees and declares as follows:

**1.Subordination to New Senior Security Instrument.**

Junior Lender agrees that upon recordation of the New Senior Security Instrument, Junior Lender's lien/security interest in the Property shall be unconditionally and forever inferior, junior and subordinate in all respects to the lien/security interest of Senior Mortgagee's New Senior Security Instrument and all obligations it secures. Junior Mortgagee irrevocably consents to and approves all provisions of the New Senior Security Instrument and the terms of the obligations it secures.

**2.No Subordination to Other Matters.**

Junior Lender is subordinating its lien/security interest to the New Security Instrument only, and not to other or future liens or security interests in the Property. Junior Lender has no obligation to consent to future requests for subordination of its lien/security interest.

**3.No Waiver of Notice.**

By subordinating its lien/security instrument, Junior Lender is not waiving any rights it may have under the laws of the State where the Property is located, or Federal law, to notice of defaults or other notices or rights conferred by law to junior lienholders and mortgagees.

**4.Successors and Assigns.**

This Agreement shall be binding upon and be for the benefit of any successor or assignee of the New Security Instrument or any successor of either of the parties.

**5.Governing Law.**

This Agreement shall be governed by the law of the State where the Property is located.

**6.Reliance.**

This Agreement can be relied upon by all persons having an interest in the Property or the New Senior Security Instrument.

**7.Entire Agreement; Amendments.**

This Agreement represents the entire and complete agreement between Junior Lender and Senior Lender. Any waiver, modification or novation of this Agreement must be in writing, executed by New Senior Lender (or its successors or assigns) and Junior Lender (or its successors or assigns) and, if this Agreement was recorded in the real estate records of the government entity in which the Property is located, recorded in such real estate records, to be enforceable.

**8.Acceptance.**

New Senior Lender shall be deemed to have accepted and agreed to the terms of this Agreement by recordation of this Agreement at or about the time New Senior Security Instrument is recorded. This Agreement shall be void if not recorded within 90 days of the reference date first written above.

WELLS FARGO BANK, NA, SUCCESSOR BY MERGER  
TO WELLS FARGO HOME MORTGAGE, INC.

NEW SENIOR LENDER ~~WELLS FARGO HOME MORTGAGE, A DIVISION OF WELLS FARGO BANK, N.A.~~

JUNIOR LENDER : SOUTHTRUST BANK

BY :

BY : Stephen A. Pierce  
Stephen A. Pierce  
**Vice President**





STATE OF Alabama

COUNTY OF Jefferson

On June 23, 04 before

Me, Linda F Myers

Personally Appeared Stephen A. Pierce U.P.

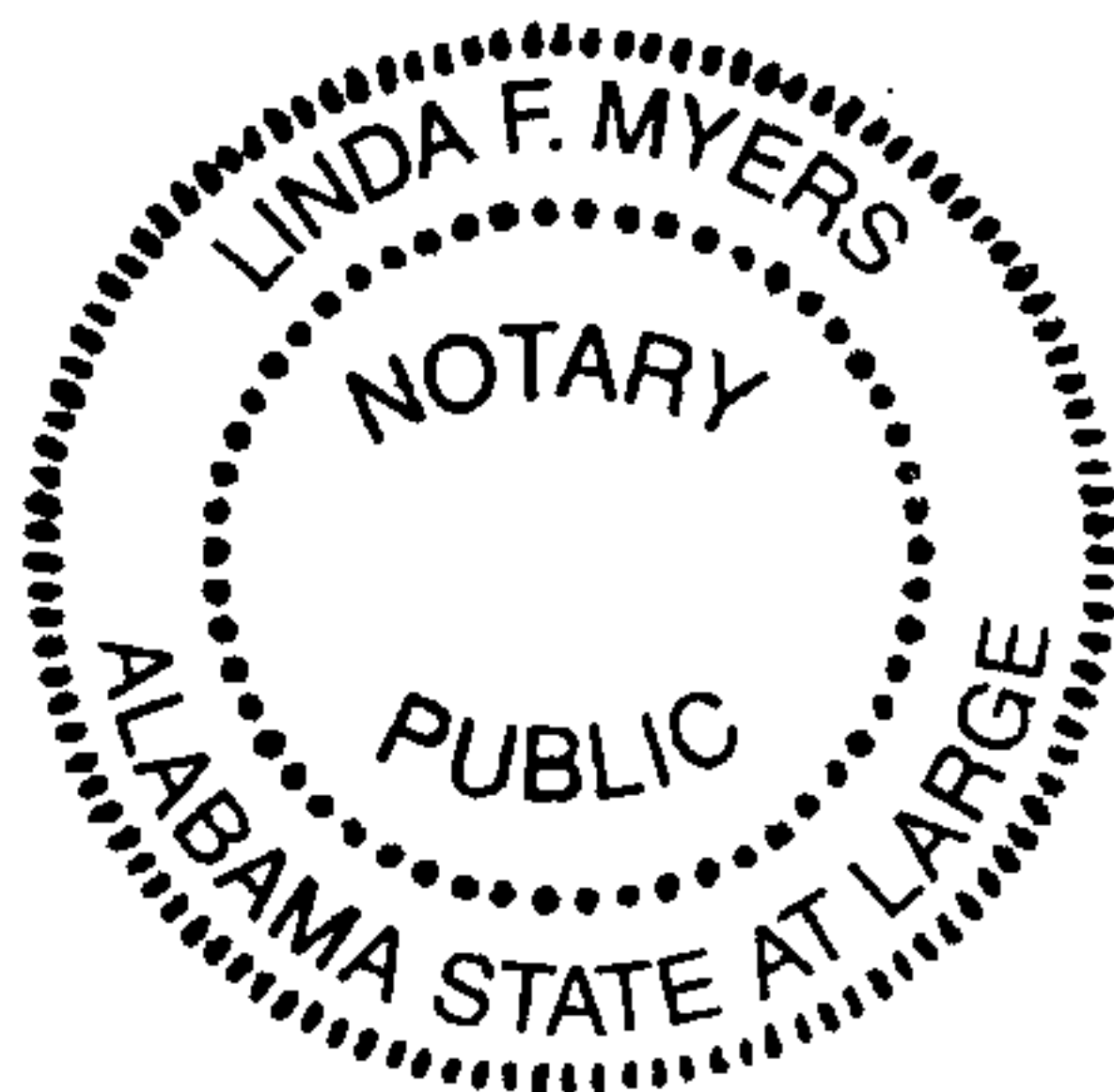
Personally known to me (or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Linda F Myers  
Linda F Myers

Signature of Notary Public

MY COMMISSION EXPIRES MAY 30, 2005



(This area for notarial seal)

## **Legal Description**

### **Exhibit "A"**

Loan Number :

Borrower : IAN DAVISON

THE FOLLOWING  
DESCRIBED REAL ESTATE, LYING AND BEING IN THE COUNTY OF SHELBY, STATE OF  
ALABAMA, TO-WIT:

LOT 357, ACCORDING TO THE AMENDED MAP OF HIGHLAND LAKES, 3RD SECTOR, PHASE  
1, AN EDDLEMAN COMMUNITY,  
AS RECORDED IN MAP BOOK 21, PAGE 124, IN THE PROBATE OFFICE OF SHELBY  
COUNTY, ALABAMA.

BEING THE SAME PARCEL CONVEYED TO IAN DAVISON AND GAYLE DAVISON FROM J.  
BUSBY SIGNATURE HOMES. INC., AN ALABAMA CORPORATION BY VIRTUE OF A DEED  
DATED 02/01/00 RECORDED 02/03/00 IN DEED INST # 2000-03525 IN SHELBY COUNTY,  
ALABAMA.

APN: 09-2-04-0-003-062.000