



20050131000045050 Pg 1/5 23.00
Shelby Cnty Judge of Probate, AL
01/31/2005 10:02:00 FILED/CERTIFIED

Recording requested by: LSI

When recorded return to:

Custom Recording Solutions

2550 N. Redhill Ave.

Santa Ana, CA. 92705 1067968

800-756-3524 ext. 5011

APN: 039310003002000

Prepared by:

Sandee Kim

LSI

2550 N. Red hill Ave.

Santa Ana, Ca 92705

(800) 756-3524 ext. 5026

ders Solution
ve.

SUBORDINATION AGREEMENT

New Loan #: 0619653470

This Subordination Agreement is dated for reference 12/11/2004 and is between

SOUTHTRUST BANK

whose

principal address is 220 WILDWOOD PKWY SUITE 303, BIRMINGHAM, AL 35209

(called "Junior Lender") and

New Senior Lender's

Name : WASHINGTON MUTUAL BANK, FA

Senior Lender's

Address : 75 NORTH FAIRWAY DRIVE VERNON HILLS, IL - 60061

(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 : 08/02/2002

Borrower(s) Name(s) ("Borrowers") : JAMES A TIDMORE AND LARA R TIDMORE

Property Address : 2492 MAGNOLIA PL BIRMINGHAM, AL 35242-5368

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

Recording Date 09/17/2002 County : SHELBY

Amount : \$28,500.00

Recording Number : 2002091700044768

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
(the "New Senior Security Instrument").

\$ 185228.00

Date :

11/19/04

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.

NEW SENIOR LENDER WASHINGTON MUTUAL BANK, FA

JUNIOR LENDER : SOUTHTRUST BANK

BY : _____

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



STATE OF Alabama

COUNTY OF Jefferson

On Dec 27, 04 before

Me, Linda F. Myers

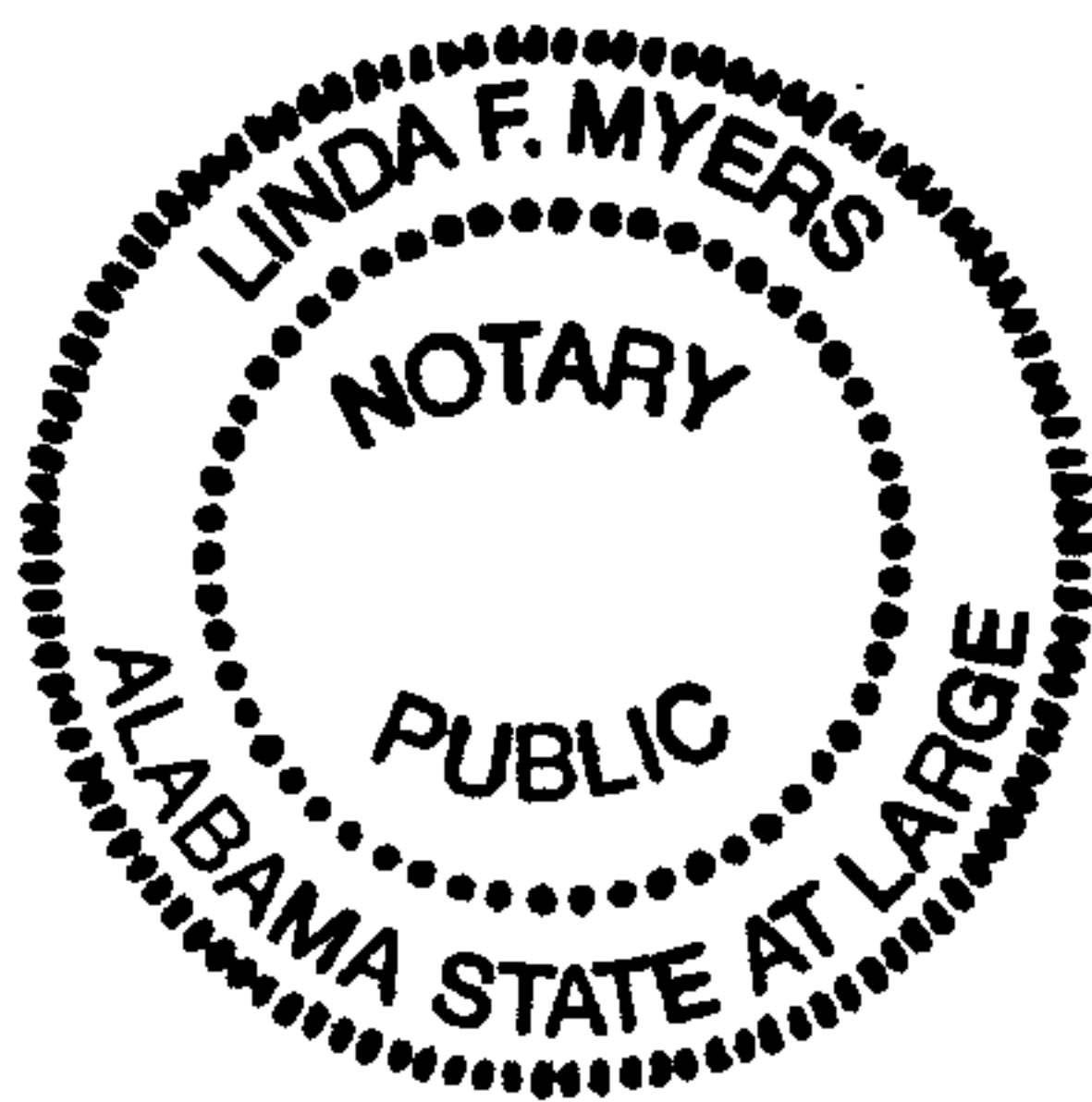
Personally Appeared Stephen A. Pierce

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)

Order ID1614028

Loan Number : 0619653470

EXHIBIT A

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE, LYING AND BEING IN THE COUNTY OF SHELBY, STATE OF ALABAMA, TO-WIT: LOT 2, ACCORDING TO THE SURVEY OF THE MAGNOLIA'S AT BROOK HIGHLAND, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 13, PAGE 102 A & B, IN THE PROBATE OFFICE OF THE SHELBY COUNTY, ALABAMA. BEING THE SAME PARCEL CONVEYED TO JAMES A. TIDMORE AND LARA R. TIDMORE FROM RONALD E. COX, AND MARSHA H. COX BY VIRTUE OF A DEED DATED APRIL 22, 2002 RECORDED APRIL 25, 2002 IN DEED DOCUMENT NO. 2002-19137 IN SHELBY COUNTY, ALABAMA APN: 039310003002000