



20051026000556980 1/5 \$23.00
Shelby Cnty Judge of Probate, AL
10/26/2005 01:13:17PM FILED/CERT

Prepared by:
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2550 N. Redhill Ave.
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1485983

SUBORDINATION AGREEMENT

New Loan #: 0055240402

APN: 11-7-25-0-1-1-215

This Subordination Agreement is dated for reference 07/18/2005 and is between

COMPASS BANK whose

principal address is 401 WEST VALLEY AVE, BIRMINGHAM, AL 35209,

(called "Junior Lender") and

New Senior Lender's

Name : 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 : 05/07/1997

Borrower(s) Name(s) ("Borrowers") : JAMES THOMAS GARDNER

Property Address : 321 CHASE PLANTATIO BIRMINGHAM, AL 35244-000

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

Recording Date 05/14/1997 County : SHELBY Amount : \$34,000.00

Recording Number : 1997-15022 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 \$ 49442.00 Date : 6/30/05
(the "New Senior Security Instrument").

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



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JUNIOR LENDER : COMPASS BANK

BY :

M.D. Pearce

NAME :

M.D. PEACOCK

TITLE :

VICE President, Compass Bank

STATE OF Alabama

COUNTY OF Jefferson

On July 26, 2005 before

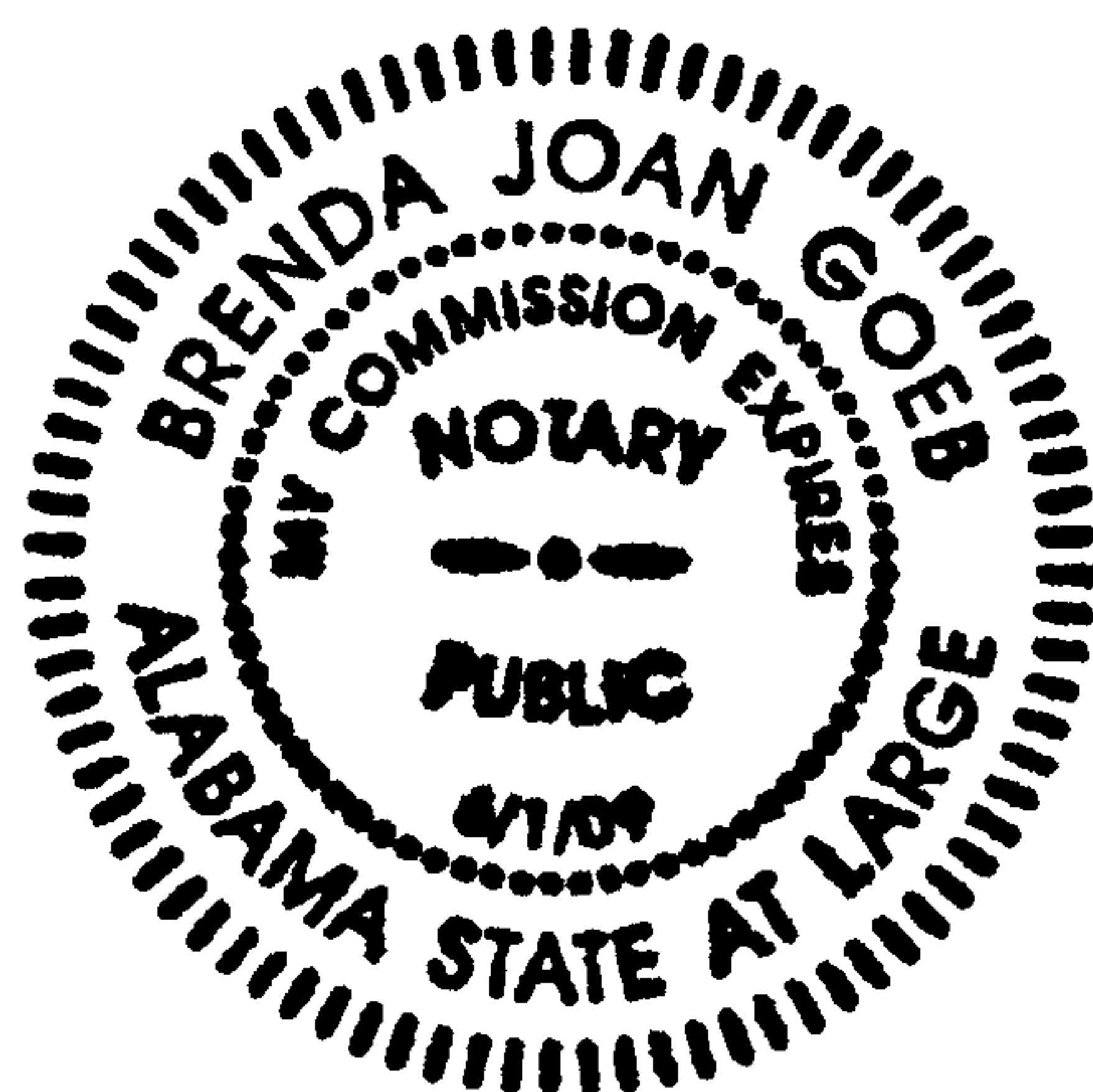
Me, Brenda Joan Goeb

Personally Appeared M. D. Peacock, V.P., Compass Bank

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.

Brenda Joan Goeb Signature of Notary Public
Brenda Joan Goeb



(This area for notarial seal)

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Order ID: 1485983

Loan No.: 0055240402

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN SHELBY COUNTY, ALABAMA:

LOT 11, ACCORDING TO THE SURVEY OF CHASE PLANTATION, 3RD SECTOR AS
RECORDED IN MAP BOOK 9, PAGE 47 A AND B IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.

BEING THE SAME PARCEL CONVEYED TO JAMES THOMAS GARDNER FROM ANNE
S. LOGAN BY VIRTUE OF A DEED DATED AUGUST 09, 1989 RECORDED AUGUST 15,
1989 IN DEED 251, 278 IN SHELBY COUNTY, ALABAMA

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