

20060110000016060 1/1 \$11.00
Shelby Cnty Judge of Probate, AL
01/10/2006 11:10:28AM FILED/CERT

Subordination Agreement

Customer Name: William Helm
Customer Account: 5299070499782748

THIS AGREEMENT is made and entered into on this **13** day of **October 2004**, by AmSouth Bank (hereinafter referred to as "AmSouth") in favor of **Wilmington Finance, a division of AIG FBS ISAOA**, its successors and assigns (hereinafter referred to as "Lender").

RECITALS

AmSouth loaned to **William Helm** (the "Borrower", whether one or more) the sum of **\$58,000.00**. Such loan is evidenced by a note dated **04/19/2002**, executed by Borrower in favor of AmSouth, which note is secured by a mortgage, deed of trust, security deed to secure debt, or other security agreement recorded **04/30/2002**, in Record Book Inst# **20020430000202770** at Page **n/a**, amended in Record Book **n/a** at Page **n/a** in the public records of **Shelby County, Alabama** (the "AmSouth Mortgage"). Borrower has requested that lender lend to it the sum of **\$295,000.00**, which loan will be evidenced by a promissory note, and executed by Borrower in favor of Lender (the "Note"). The Note will be secured by a mortgage of the same date as the Note (the "Mortgage"). Lender and Borrower have requested that AmSouth execute this instrument.

AGREEMENT

In consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, AmSouth agrees that the Mortgage shall be and remain at all times a lien or charge on the property covered by the Mortgage prior and superior to the lien or charge of AmSouth Bank to the extent the Mortgage secures the debt evidenced by the Note and any and all renewals and extensions thereof, or of any part thereof, and all interest payable on all of said debt and on any and all such renewals and extensions, and to the extent of advances made under the Note or the Mortgage necessary to preserve the rights or interest of Lender thereunder, but not to the extent of any other future advances. *By its acceptance of this agreement, the Borrower agrees to pay the Subordination Fee set out in the AmSouth Subordination Request Form.*

IN WITNESS WHEREOF, AmSouth has caused this instrument to be executed by its duly authorized officer on the day and date first set forth above.

State of Alabama
Shelby County

AMSOUTH BANK
By: B. Roper
Its Vice President
Ast.

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said County and State, on this the **13** day of **October 2004**, within my jurisdiction, the within named B. Roper who acknowledged that he/she is AVP of AMSOUTH BANK, a banking corporation, and that for and on behalf of the said AmSouth Bank, and as its act and deed, he/she executed the above and foregoing instrument, after first having been duly authorized by AmSouth Bank so to do.

Lynn M. Mountain
Notary Public
My commission expires 1-2-07

LYNN M. MOUNTAIN
NOTARY PUBLIC
STATE OF ALABAMA
COMM. EXP. 1-2-07

NOTARY MUST AFFIX SEAL
This Instrument Prepared by:
Lindsay R. Keith
P.O. Box 830721
Birmingham, AL 35283