

20070702000310060 1/3 \$17.00
Shelby Cnty Judge of Probate, AL
07/02/2007 12:48:11PM FILED/CERT

RETURN TO
Title Source, Inc.
450 W. Long Lake Road
Suite 400
Troy, MI 48098
888-TITLE55

SUBORDINATION AGREEMENT

Loan No: 3211620917

This Agreement is made this MAY 15, 2007 by and between Quicken Loans Inc., whose address is 20555 Victor Parkway, Livonia, Michigan 48152, Mortgage Electronic Registration Systems, Inc., ("MERS") as nominee for Quicken Loans Inc., whose address is P.O. Box 2026, Flint, Michigan 48501, (collectively referred to as "Quicken Loans") and Mortgage Electronic Registration Systems, Inc. as nominee for Flagstar Bank, whose address is 1005 W ANN ARBOR TRAIL, MI (the "Lienholder").

WHEREAS the Lienholder is the holder of a mortgage/deed of trust/lien in the principal amount of \$104,970.00, executed by Terrell L. Cooley and Pamela Franklin Cooley, husband and wife (the "Borrowers") to Mortgage Electronic Registration Systems, Inc. as nominee for Hometown Mortgage Services, Inc., dated December 8, 2006 and recorded on December 11, 2006 in Instrument Number 20061211000599900, in the records of Shelby County, which was subsequently transferred to Flagstar Bank ("Lienholder's Lien"), covering the property commonly known as 624 Emerald Trace, Chelsea, AL 35043 (the "Property") and legally described as:

Situated in the County of Shelby, State of Alabama:

LOT 19A, ACCORDING TO A RESURVEY OF LOTS 8 THRU 22 OF EMERALD PARC, PHASE II, AS RECORDED IN MAP BOOK 32, PAGE 138, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

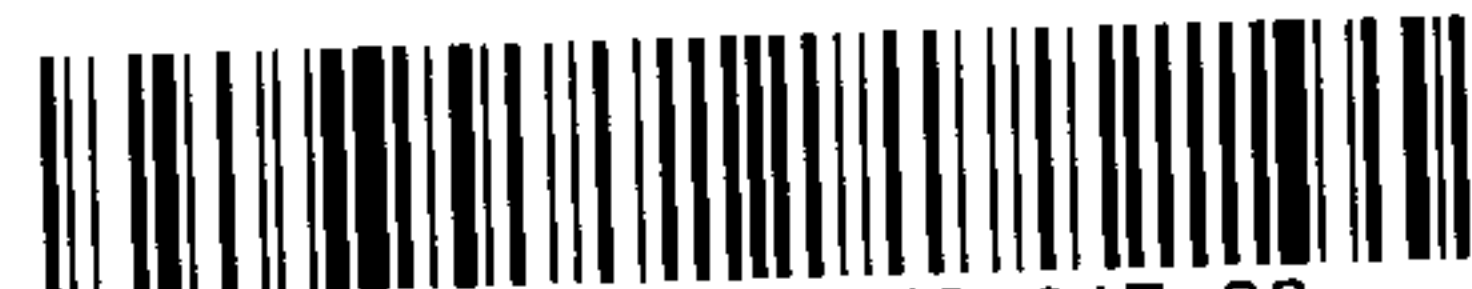
Tax ID No.: 15-5-16-3-004-019-.000

WHEREAS, Quicken Loans intends to make a loan to the Borrower in a principal amount not to exceed \$326,000.000, and dated on or about MAY 24, 2007 to be secured by a mortgage/deed of trust granted to MERS as nominee for Quicken Loans covering the Property ("Quicken Loans' Lien"), and

WHEREAS Quicken Loans will only make the loan to the Borrower provided that Lienholder's Lien is subordinate to Quicken Loans' Lien, and

WHEREAS Lienholder intends that Quicken Loans' Lien be prior and superior to Lienholder's Lien.

NOW, THEREFORE, it is agreed that in consideration of one dollar and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, Lienholder agrees to subordinate and make Lienholder's Lien subordinate and junior in all respects to Quicken Loans' Lien.



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Witnesses:

Angel Hall

Printed Name ANGEL HALL

Bonita E. Urbats

Printed Name BONITA E. URBATS

Lienholder: Mortgage Electronic Registration Systems, as nominee for Flagstar Bank

By: George Pfeiffer
 Its: VICE PRESIDENT

STATE OF MICHIGAN)

SS

COUNTY OF OAKLAND)

On MAY 15, 2007 before me, ~~George Pfeiffer~~ NANCY J. MEADE, personally appeared George Pfeiffer, 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.

Nancy J. Meade
 Notary Public, County of OAKLAND, Acting in OAKLAND County.
 State of MICHIGAN
 My commission expires 04/03/2012.

Witnesses:

S. Mark Cosley

Printed Name SANDIE COSLEY

Steven Nelson

Printed Name STEVEN NELSON

Judith J. Schultz
 Quicken Loans Inc. and Mortgage Electronic Registration Systems, Inc., as nominee for Quicken Loans Inc.
 By: Debra Enterkin Judith J. Schultz
 Quicken Loans, DVP and MERS, Assistant Secretary

STATE OF MICHIGAN)

SS

COUNTY OF WAYNE)

On MAY 16, 2007 before me, LYNDA ZMUDA, personally appeared Debra Enterkin, Quicken Loans, DVP and MERS, Assistant Secretary, 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.

Lynda Zmuda
 Notary Public, County of Wayne, Acting in Wayne County.
 State of MI
 My commission expires 10-31-2010.

LYNDA ZMUDA
 NOTARY PUBLIC WAYNE COUNTY, MI
 MY COMMISSION EXPIRES OCT. 31, 2010
 ACTING IN WAYNE COUNTY, MI

This instrument drafted by and after recording return to Operations Dept., Quicken Loans Inc., 20555 Victor Parkway, Livonia, Michigan 48152

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EXHIBIT A - LEGAL DESCRIPTION

Tax ID Number: **15-5-16-3-004-019-000**

Land situated in the County of **Shelby** in the State of **AL**

**LOT 19A, ACCORDING TO A RESURVEY OF LOTS 8 THRU 22 OF EMERALD PARC,
PHASE II, AS RECORDED IN MAP BOOK 32, PAGE 138, IN THE OFFICE OF THE
JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

Commonly known as: **624 Emerald Terrace, Chelsea, AL 35043**