

STATE OF ALABAMA  
JEFFERSON COUNTY

20080110000014200 1/3 \$17.00  
Shelby Cnty Judge of Probate, AL  
01/10/2008 12:32:01PM FILED/CERT

### SUBORDINATION AGREEMENT

THIS AGREEMENT is made and entered into on this 20th day of December, 2007, by First Commercial Bank (hereinafter referred to as the "Holder") in favor of JP Morgan Chase Mortgage, (hereinafter referred to as the "Lender"), its successors, and assigns.

#### WITNESSETH:

WHEREAS, Holder did loan to Lori Beth Hirsberg, a single woman (the "Borrower", whether one or more) the sum of Twenty Five Thousand Dollars and zero cents (\$25,000.00), which loan is evidenced by a note dated June 13, 2003, executed by Borrower in favor of Holder, and is secured by a mortgage, deed of trust, deed to secure debt or other security instrument dated June 13, 2003 ("the Existing Mortgage") covering the property described therein and recorded in Book 20030808000519400, page \_\_\_\_\_ in the public records of Shelby County, Alabama.

WHEREAS, Borrower has requested JP Morgan Chase Mortgage lend to it the sum of One Hundred Seventy Seven Thousand Dollars and zero cents (\$ 177,000.00) (the "Loan"), such Loan to be evidenced by a promissory note in such amount executed by Borrower in favor of Lender and secured by a mortgage, deed of trust, deed to secure debt, security deed or other security instrument of even date therewith (the "Superior Mortgage"); and

WHEREAS, the Lender has agreed to make the Loan to the Borrower, if, but only if, the Superior Mortgage shall be and remain a lien or charge upon the property covered thereby prior and superior to the lien or charge of the Existing Mortgage on the terms set forth below and provided that the Holder will specifically and unconditionally subordinate the lien or charge of the Existing Mortgage to the lien or charge of the Superior Mortgage on the terms set forth below.

NOW, THEREFORE, in consideration of one dollar in hand paid by the Borrower to Holder, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Holder, Holder agrees as follows:

1. The Superior Mortgage and the note secured by the Superior Mortgage and the debt evidenced by such note and all renewals and extensions thereof, or any part thereof, and all interest payable on all said debt and on any such renewals and extensions shall be and remain at all times a lien or charge on the property covered by the Superior Mortgage, prior and superior to the lien or charge to the Holder.

2. Holder acknowledges that it intentionally waives, relinquishes, and subordinates the priority and superiority of the lien or charge of the Existing Mortgage in favor of the lien or charge of the Superior Mortgage, and that it understands that, in reliance upon and in consideration of the waiver, relinquishment, and subordination, specific loans and advances are being and will be made, and, as part and parcel thereof, specific monetary and other obligations are being and will be entered into by the Lender which would not be made or entered into but for such reliance upon this waiver, relinquishment, and subordination.

3. This agreement contains the entire agreement between the parties hereto as to the Existing Mortgage and the Loan secured by the Superior Mortgage, and as to the priority thereof, and there are not agreements, written or oral, outside or separate from this agreement, and all prior negotiations are merged into this agreement.

4. This agreement shall be binding upon the Holder, its successors and assigns and shall inure to the benefit of the Lender, its successors and assigns.

5. No waiver shall be deemed to be made by the Holder of any of its rights hereunder or under the Existing Mortgage, unless the same shall be in writing signed on behalf of the Holder, and each waiver, if any, shall be a waiver only with respect to the specific instance involved and shall in no way impair the rights of the Holder, or the obligations of the Borrower to the Holder in any other respect at any other time.

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

**FIRST COMMERCIAL BANK**

**ATTEST**

By: Traci D. Langston  
Its: Asst Vice President

State of Alabama  
Jefferson County

I, the undersigned authority, a Notary Public in and for said county in said State hereby certify that Traci D. Langston, whose name as Asst Vice Pres of First Commercial Bank, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, the officer, with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 21<sup>st</sup> day of December, 2007.

[SEAL]

Katherine R. Morgan  
Notary Public


My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES ON 01/10/2011  
BORN 01/10/2008 BY PUBLIC UNDERWRITERS



This Instrument Prepared By:  
Kathy Morgan  
(205) 868-4895  
First Commercial Bank  
P.O. Box 11746  
Birmingham, AL 35202



EXHIBIT "A"

  
20080110000014200 3/3 \$17.00  
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LOT 65, according to the survey of final record plat of Greystone Farms, English Turn Sector, Phase II; as recorded in map book 21, page 46, in the probate office of Shelby County, Alabama.

 HIRSBERG  
13801907 AL  
FIRST AMERICAN LENDERS ADVANTAGE  
SUBORDINATION AGREEMENT  


When recorded mail to:  
First American Title Insurance Company  
Lenders Advantage  
1100 Superior Avenue, Ste. 200  
Cleveland, Ohio 44114  
Attn.: National Recording