

16583

Prepared by & return to:
COLONIAL BANK, N.A.
4148 N Armenia Avenue
TAMPA, FL 33607
Roberta Rehm
as a necessary incident to the fulfillment of
conditions of a title insurance commitment
issued by it.
File Number: 8043096869

20080222000073430 1/1 \$11.00
Shelby Cnty Judge of Probate, AL
02/22/2008 03:29:21PM FILED/CERT

SUBORDINATION AGREEMENT

WHEREAS, DENNIS F WADE AND SHELLY M WADE, husband and wife, ("Mortgagor"), entered into a Mortgage dated 2/11/05, recorded on 2/21/05 in the amount of \$95,000.00 with COLONIAL BANK N. A. ("Mortgagee"), which mortgage was recorded in INSTRUMENT #20050221000081910, of the Probate Office of SHELBY County, ALABAMA, (the "Existing Mortgage"), and which mortgage encumbers the following described real property:

LOT 26-A, BLOCK 4, ACCORDING TO A RESURVEY OF LOTS 26 AND 28, BLOCK 4, WYNGATE FIRST SECTOR, AS RECORDED IN MAP BOOK 12, PAGE 40, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

WHEREAS, _____ RENASANT BANK _____ has made a mortgage loan to **DENNIS F WADE AND SHELLY M WADE, husband and wife**, dated FEBRUARY 14TH, 2008, securing a principal sum of \$380,000.00 which mortgage was recorded the 22nd day of February, 2008 in Official Record Book *, page _____ of the public records of ("the New Mortgage"), which mortgage also encumbers the above described real property, and

WHEREAS, Mortgagee is willing to subordinate the Existing Mortgage to the New Mortgage under the terms set forth in this Agreement;

* 20080222000073420

NOW THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, Mortgagee hereby represents, covenants and agrees as follows:

1. That the Existing Mortgage has not been assigned, pledged or transferred in any manner whatsoever.
2. That the Existing Mortgage is, by this instrument subordinated and made inferior to the New Mortgage.

IN WITNESS WHEREOF, this instrument is executed this 14th day of FEBRUARY, 2008.

Signed, sealed and delivered in
the presence of:

BIRMINGHAM, AL

By: [Signature]
Typed Name: MARK HOUSEL
Title: SVP

[Signature]
Witness: GLENN GARRETT

[Signature]
Witness: KELLIE PAYNE

STATE OF ALABAMA
COUNTY OF JEFFERSON

The foregoing instrument was acknowledged before me this 14th day of FEBRUARY, 2008 by MARK HOUSEL, SVP, of Colonial Bank, who is personally known to me and who did not take an oath.

[Signature]
Notary Public

MY COMMISSION EXPIRES 11/22/2010
(SEAL)

MARY KATHERINE JACKSON