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20080305000089280 1/1 $12.00
Shelby Cnty Judge of Probate, AL
03/05/2008 09:05:47AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

SUBORDINATION AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that First American Bank, an Alabama banking corporation as present legal holder and owner of that certain mortgage executed by Virginia G Stephens and husband Ronald R Stephens dated August 31, 2007, and recorded September 18, 2007, in Mortgage Book 20070918000437580 and rerecorded November 6, 2007 in Mortgage Book 20071106000512530 in the Office of the Judge of Probate of Shelby County, Alabama, and concerning the real property lying within and being within in County, Alabama, described as follows, to wit:

Lot 941, according to the Map of Highland Lakes, 9th Sector, Phase I, an Eddleman Community, as recorded in Map Book 24, Page 1, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded in Inst. No. 1994-07111 and amended in Inst. No. 1996-17543 and amended in Inst. No. 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions, and Restrictions for Highland Lakes, a Residential Subdivision, 9th Sector, Phase I, recorded in Inst. No. 1998-29634 in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

For and in consideration of the sum of Ten and 00/100 Dollars ($10.00), and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, First American Bank, has and by these presents does hereby waive the priority of the lien of said mortgage insofar as the following described mortgage is concerned, but not otherwise:

That certain Mortgage from Virginia G Stephens and Ronald R Stephens, as Mortgagor, in favor of First American Bank, as Mortgagee, in the amount of $237,000.00,dated February 19, 2008, and recorded _____☆_____, in Mortgage Book_____, page _____, in the Office of Judge of Probate of Shelby County, Alabama. ☆ Inst 20080305000089270

IN WITNESS WHEREOF, Debra B Parrott, whose name is signed as Vice President of First American Bank, as holder of said mortgage, has caused this instrument to be executed and who is thereunto duly authorized, on this the 19th day of February, 2008

Debra B Parrott

By: Debra B Parrott
Its: Vice President

STATE OF Alabama

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Debra B Parrott, whose name is signed as Vice President of First American Bank to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of this conveyance, he executed the same voluntarily as and for the act of said corporation on the day the same bears date.

THIS the 19th day of February, 2008

Linda B. Court

Notary Public
Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: May 28, 2011
BONDED THRU NOTARY PUBLIC UNDERWRITERS

THIS INSTRUMENT PREPARED BY: Faye Spivey