

AFTER RECORDING
PLEASE RETURN TO:
~~NEW LENDER SHOULD~~
~~BE HERE.~~

Title Source, Inc
1450 W. Long Lake Road
Suite 400
Troy, MI 48098
888-TITLE55

SUBORDINATION AGREEMENT

C# 2740396

Shelby 3

Borrower: Ellis Grear

Property Address: 133 Roy Court Helena, Alabama

This Subordination Agreement dated 10-30-2007, is between COMPASS BANK, (Junior Lender),
and MERS for Quicken Loans Inc, (New Senior Lender).

RECITALS

R# 2746912

COMPASS BANK, (Junior Lender), owns and holds a promissory note in the amount of \$ 33,800.00,
dated 04/23/2007, and recorded in book _____, page _____, as instrument
number 20070515000226570 on 05/15/2007 (date), in Shelby (County),
Alabama (State).

Borrowers are current owners of the Property, and wish to replace their current first position mortgage loan
on the Property with a new first position mortgage loan secured by the Property from New Senior Lender in
the new principal sum of \$ 150,000.00 Dated: October 20, 2007 This will be the New
Senior Security Instrument. Recorded on November 8, 2007 in instrument #
20071108000517310

1. Subordination of Junior Lender's Interest.

Junior Lender agrees that its security interest and all of Junior Lender's rights thereunder shall at all times
be inferior and subordinate to the Senior Lender's new security instrument and Senior Lender's rights in
the Property, including any extensions, renewals, or modifications up to a maximum amount of
\$ 150,000.00, plus interest. Junior Lender consents without possibility of revocation, and
accepts all provisions, terms and conditions of the New Senior Lender's Security Instrument.

2. No Subordination to Additional Matters

Junior Lender is subordinating its lien/security interest to the Senior Lender's security Instrument only, and
not to other or future liens or security interests in the Property. Junior Lender has no obligation to consent
to future requests for subordination of its lien-security interest.

3. No Waiver of Notice

Upon the execution of the subordination of Junior Lender's security instrument to the new Senior Lender,
the Junior Lender waives no rights it may have, if any, under the laws of the State in which the Property is
located, or any Federal rights to which the Junior Lender may be entitled.

4. Assignment

This agreement shall be binding upon and inure to the benefit of the Junior Lender and Senior Lender, and
their respective successors, assigns, trustees, receivers, administrators, personal representatives, legatees,
and devisees.

5. Governing (Applicable) Law

This agreement shall be governed by the laws of the State in which the Property is located.

6. Reliance

This Agreement can be relied upon by all persons having an interest in the Property or the New Security
Instrument.

7. Notice

Any notice or other communication to be provided under this agreement shall be in writing and sent to the
parties at the address described in this Agreement, or such other address as the parties may designate in
writing from time to time.

8. Entire Agreement (Integration)

This Agreement and any related documents represent the complete and integrated understanding between Junior Lender and New Senior Lender pertaining to the terms and conditions of this Agreement. Any waiver, modification, or novation of this agreement must be in writing, executed by New Senior Lender, (or its successors or assigns), or Junior Lender, (its successors or assigns) and, if this Agreement was recorded in the real estate records of the government entity in which the Property is located, recorded in such real estate records, to be enforceable.

9. Waiver of Jury Trial

Junior Lender and the New Senior Lender hereby waive any right to trial by Jury in any action arising out of, or based upon this Agreement.

10. Acceptance

New Senior Lender and Junior Lender acknowledge that they have read, understand, and agree to the terms and conditions of this Agreement. This Agreement must be recorded within 90 days of the date of the Agreement, or the Agreement will be null and void.

Junior Lender: Dina Williams

Title: VP of Compass Bank

New Senior Lender: Lasundrus Davis

Title: Quicken Loans, MERS, Assistant Secretary

State of Alabama

County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dina Williams, as a Vice President of Compass Bank, whose name(s) is/are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they/he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of September, 2007.

(Seal)

Dorene Shelby
Notary Public
My commission expires: 12/14/2010

State of MICHIGAN

County of Wayne


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lasundrus Davis, as MERS Asst. Secretary (title) of Quicken Loans (institution) whose name(s) is/are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they/he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of February, 2008.

(Seal)

Marin Renee Houston
Notary Public
My commission expires: 9/30/2013

Prepared by:
Jill Mallard
Quicken Loans, Inc,
20555 Victor Parkway
Livonia, MI 48152
1-800-226-6308



20080318000110440 3/3 \$18.00
Shelby Cnty Judge of Probate, AL
03/18/2008 11:27:51AM FILED/CERT

EXHIBIT A - LEGAL DESCRIPTION

Tax ID Number: **138271005006000**

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

**LOT 6, ACCORDING TO THE SURVEY OF LAUREL WOODS, 6TH SECTOR, AS
RECORDED IN MAP BOOK 21, PAGE 141, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.**

Commonly known as: **133 Roy Court, Helena, AL 35080**