

Prepared by & return to:
COLONIAL BANK
4148 N Armenia Avenue
TAMPA, FL 33607
Lindy Saldana
as a necessary incident to the fulfillment of
conditions of a title insurance commitment
issued by it.
File Number: 8025547673

20080717000287940 1/1 \$11.00
Shelby Cnty Judge of Probate, AL
07/17/2008 08:13:38AM FILED/CERT

SUBORDINATION AGREEMENT

WHEREAS, Roland R. Fontaine Jr. and wife, Tammie F. Fontaine, ("Mortgagor"), entered into a Mortgage dated 05/17/00 recorded on 06/15/00 in the amount of \$25,000.00 with COLONIAL BANK ("Mortgagee"), which mortgage was recorded in volume 2000, page 19998 of the public records of Shelby County, Alabama; mortgage was modified 05/17/00 to increase the credit limit to \$60,000.00 in instrument \$20021011000499270; mortgage was modified 09/26/02 to increase the credit limit to \$90,000.00 in instrument #2003042300024990, (the "Existing Mortgage"), and which mortgage encumbers the following described real property:

Commence at the SE corner of the SE ¼ of the SE ¼ of Section 34, Township 20 South, Range 1 East; thence run West along the South line said ¼-1/4 for 838.13 feet to a point; thence 89 degrees 05 minutes right run 40.0 feet to the Northerly right of way of Shelby County Road #48 and the point of beginning; thence continue last described course for 1239.18 feet to the North line of said ¼ -1/4; thence 89 degrees 02 minutes 20 seconds left run West along the North line ¼-1/4 for 210.0 feet; thence 90 degrees 57 minutes 40 seconds left run 1239.81 feet to the North right of way of said Shelby County Road #48; thence run 89 degrees 04 minutes 40 seconds left run East along said right away for 210.0 feet to the Point of Beginning, Situated in Shelby County, Alabama.

WHEREAS, Amtrust Bank has made a mortgage loan to **Roland R. Fontaine Jr. and wife, Tammie F. Fontaine**, dated _____, 2008, securing a principal sum of \$75,000.00 which mortgage was recorded the 17th day of July, 2008 in Official Record Book *_____, page _____ of the public records of Shelby Co. ("the New Mortgage"), which mortgage also encumbers the above described real property, and
*20080717000287930

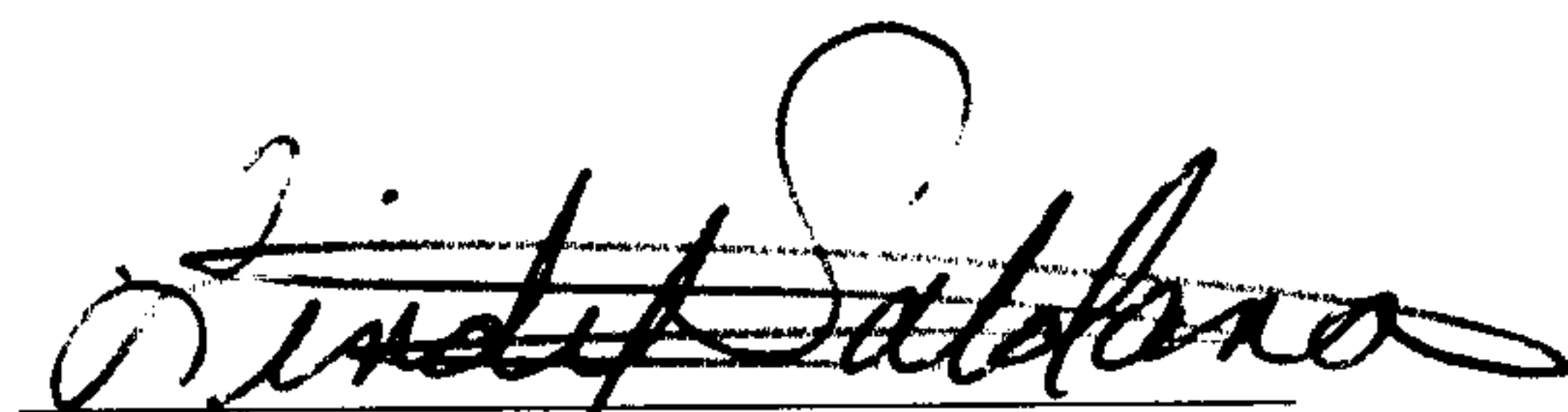
WHEREAS, Mortgagee is willing to subordinate the Existing Mortgage to the New Mortgage under the terms set forth in this Agreement;

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 11th day of July 2008.

Signed, sealed and delivered in
the presence of:


Witness: LINDY SALDANA

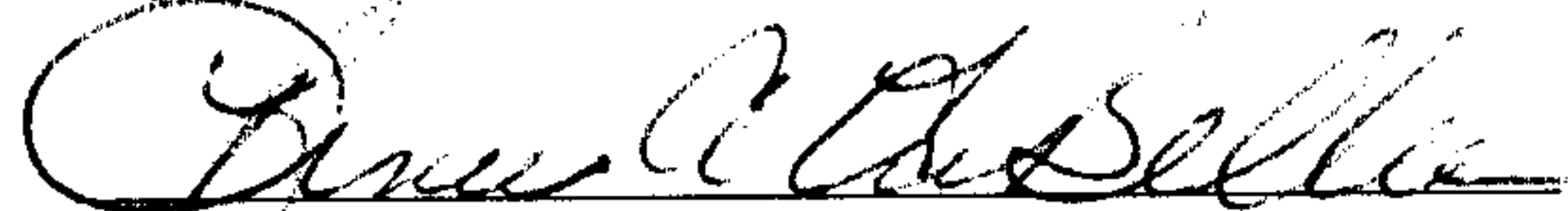

Witness: Amie Springer

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Colonial Bank

By: 
Typed Name: CHARLOTTE KORBA
Title: VP/CONSUMER LENDING MANAGER

The foregoing instrument was acknowledged before me this 11th day of July 2008 by CHARLOTTE KORBA, VP/CONSUMER LENDING MANAGER, of Colonial Bank, who is personally known to me and who did not take an oath.


Notary Public RENEE LABELLE

(SEAL)

