

SUBORDINATION AGREEMENT

This Subordination Agreement, made the 15th day of January 20, 2009 between MORTGAGE AMERICA, INC. ("Requestor"), and Mutual Savings Credit Union("Lender")

Witnesseth:

Whereas, the Lender now owns and holds the following mortgages and the Bond or Note secured thereby Mortgage Dated: **JUNE 7, 2007** made by: **STEVEN DARDEN AND SPOUSE, CHRISTY G. DARDEN** to **MUTUAL SAVINGS CREDIT UNION**, in the principal sum of **\$74,000** and recorded in Instrument # **200703000312840** in the Office of the Shelby County Judge of Probate, Shelby County, Alabama covering legal description:

SEE EXHIBIT A – LEGAL DESCRIPTION

with a property address of: **155 CLEARVIEW LANE, HELENA, AL 35080** particularly described therein ("The Premises") and,

Whereas, the Borrowers mentioned executed and delivered to REQUESTER a mortgage to secure a principal sum not to exceed **\$399,500.00** dollars and interest, covering the Premises and

Whereas, REQUESTER accepted said mortgage believing the mortgages held by Mutual Savings Credit Union would be subordinated in the Manner hereinafter mentioned;

Now therefore, in consideration of \$1.00 and other good and valuable consideration paid to Mutual Savings Credit Union receipt of which is hereby acknowledge, the Lender hereby covenants and agrees with REQUESTER that said mortgages held by Mutual Savings Credit Union shall be subject and subordinate in lien to the lien of a Mortgage not to exceed **\$399,500.00** dollars and the interest thereon delivered to REQUESTER.

This agreement may not be changed or terminated orally. This Agreement shall bind and endure to the benefit of the parties hereto, their respective heirs, representatives, successors and assigns.

The Lender has duly executed this Agreement on January 20, 2009.

MUTUAL SAVINGS CREDIT UNION

JEFF GRAHAM, DIRECTOR LENDING SERVICE

STATE OF ALABAMA
JEFFERSON COUNTY

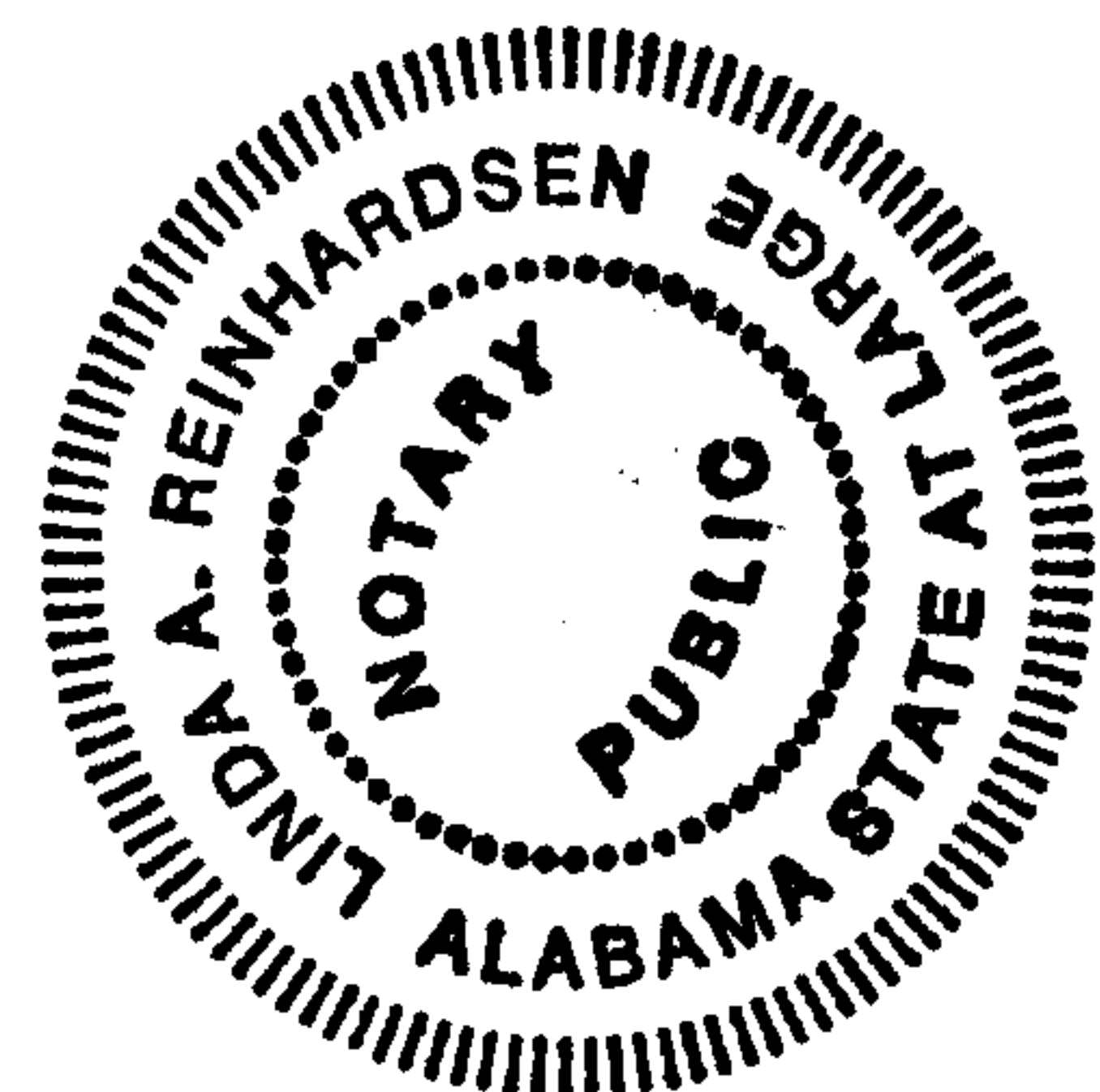
I, the undersigned, a Notary Public in and for said county, in said State, hereby certify that, Samuel Clements, whose name as Senior Vice President of Mutual Savings Credit Union, a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, on January 20, 2009

Notary Public

My Commission Expires: 3-31-2012

THIS INSTRUMENT WAS PREPARED BY: LINDA REINHARDSEN
MUTUAL SAVINGS CREDIT UNION
P.O. BOX 362045
HOOVER, AL 35236-2045




Parcel I

Commence at the northeast corner of the southwest quarter of the southwest quarter of Section 24, Township 20 south, Range 4 west, Shelby County, Alabama and run thence South 90 degrees 00 minutes West along the north line of said quarter-quarter a distance of 427.51' to a point; thence run South 46 degrees 16 minutes 26 seconds West a distance of 72.07' to a steel property corner and the point of beginning of the property being described; thence continue last described course a distance of 85.72' to a steel property corner; thence run South 43 degrees 37 minutes 00 seconds East a distance of 347.68' to a steel property corner; thence run North 29 degrees 09 minutes 24 seconds East a distance of 185.00' to a steel property corner; thence run North 60 degrees 51 minutes 51 seconds West a distance of 306.86' to the point of beginning.

There is a twenty foot wide (20.0') access easement for access to this property the centerline of which is described as follows:

Commence at the northeast corner of the southwest quarter of the southwest quarter of Section 24, Township 20 south, Range 4 West, Shelby County, Alabama and run thence South 90 degrees 00 minutes West along the north line of said quarter-quarter a distance of 427.51' to a point; thence run South 46 degrees 16 minutes 20 seconds West a distance of 72.07' to a point thence continue last described course a distance 85.72' to a point; thence run South 43 degrees 37 minutes 00 seconds East a distance of 135.68' to the point of beginning on the centerline of the easement being described; thence run S 17°47'21"W – 31.08' to a point thence run S01°34'38"W – 46.47' to a point thence run S11°36'19"W – 88.22' to a point thence run S38°31'36"W – 50.46' to a point thence run S64°48'54"W – 59.18' to a point thence run S57°37'39"W – 53.78' to a point thence run S47°31'33"W – 63.68' to a point thence run S46°58"W – 52.95' to a point thence run S35°41'45"W – 41.41' to a point in the centerline of recorded access drive and the end of required easement.

Parcel II


20090203000033830 2/2 \$14.00
Shelby Cnty Judge of Probate, AL
02/03/2009 12:00:58PM FILED/CERT

Beginning at the northeast corner of the Southwest quarter of the Southwest quarter of Section 24, Township 20 South, Range 4 West, Shelby County, Alabama and run thence S 90°00'00" W along the north line of said quarter-quarter a distance of 100.42' to a property corner; thence run S 29°09'24" W a distance of 398.12' to a property corner thence run N 60°41'06" E a distance of 330.83' to a property corner on the east line of said quarter-quarter section; thence run N 01°49'28"E along said quarter-quarter line a distance of 185.79' to the point of beginning.

Parcel III

Commence at the northeast corner of the southwest quarter of the southwest quarter of Section 24, Township 20 South, Range 4 West, Shelby County, Alabama and run thence S 90°00'00" W along the north line of said quarter-quarter a distance of 100.42' to a property corner; thence run S 29°09'24"W a distance of 398.12' to a property corner and the point of beginning of the parcel, Parcel -4, being described; thence continue last described course a distance of 147.50' to a property corner; thence run N 73°47'42" E a distance of 366.60' to a property corner on the east line of said quarter-quarter section; thence run N 01°49'21" E along said quarter-quarter line a distance of 184.21' to a point property corner; thence run S 60°41'06"W a distance, of 330.83' to the point of beginning.

Parcel IV

Commence at the northeast corner of the southwest quarter of the southwest quarter of Section 24, Township 20 South, Range 4 West, Shelby County, Alabama and run thence S 90°00'00" W along the north line of said quarter-quarter a distance of 100.42' to a property corner; thence run S 29°09'24"W a distance of 413.12' to a property corner and the point of beginning of the parcel, Parcel -5 being described; thence continue last described course a distance of 127.50' to a property corner; thence run N 43°37'00"W a distance of 347.68' to a property former; thence run S 46°16'26"W a distance of 117.50' to a property corner; thence run S 42°58'48"E a distance of 385.24' to a property corner; thence run N 29°09'24"E a distance of 127.50' to the point of beginning.