

Prepared by & return to:
COLONIAL BANK
4800 Ashford Dunwoody Rd. Ste. 110
Dunwoody, GA 30338
Prepared By: Vera McBurrows
as a necessary incident to the fulfillment of
conditions of a title insurance commitment
issued by it.
File Number: 8030833548

SUBORDINATION AGREEMENT

WHEREAS, Phillip W Bradford and Pamela W Bradford, ("Mortgagor"), entered into a Mortgage dated 03/08/2002, recorded on 03/22/2002 in the amount of \$81,882.24 with COLONIAL BANK, ("Mortgagee"), which mortgage was recorded in O.R. Book 2002, page 13526, of the public records of Shelby County, Alabama, (the "Existing Mortgage"), further modified on 02/05/2008 in the amount of \$150,000.00 with COLONIAL BANK NA KNA COLONIAL BANK ("Mortgagee") which was recorded on 03/07/2008 instrument number 20080307000093670, of the public records of Shelby County, Alabama, (the "Existing Mortgage"), and which mortgage encumbers the following described real property:

Lot 9, according to the survey of Cahaba Oaks as recorded in Map Book 18, Page 141, in the Probate Office of Shelby County, Alabama.

Known: 237 Cahaba Oaks Trail

WHERE AS, Colonial Bank, has made a mortgage loan to **Phillip W Bradford and Pamela W Bradford**, dated 1/28/2009, securing a principal sum of \$217,000.00, which mortgage was recorded the 6th day of February in Official Record Book *, page _____ of the public records of Shelby County, Alabama ("the New Mortgage"), which mortgage also encumbers the above described real property, and
*** Inst # 20090206000041320**

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 3rd day of February, 2009.

Signed, sealed and delivered in
the presence of:

Colonial Bank

By: Susan Porter
Typed Name: Susan Porter
Title: VP/Consumer Lending Underwriting Manager

Lisa Small
Witness: Lisa Small

Brian Culifer
Witness: Brian Culifer

STATE OF GEORGIA
COUNTY OF Fulton

The foregoing instrument was acknowledged before me this 3rd day of February, 2009 by Susan Porter, VP/Consumer Lending Underwriting Manager, of Colonial Bank who is personally known to me and who did not take an oath.

Nathan L. Miller
Notary Public

(SEAL)

Nathan L. Miller
Notary Public
Fulton County, Georgia
My Commission Expires September 10, 2012