


Prepared by:  
Tara Loomist  
for Wells Fargo Bank, N.A.  
PO Box 5943  
Sioux Falls, SD 57117-5943

Return to:  
Wells Fargo Financial Cards  
PO Box 5943  
Sioux Falls, SD 57117-5943

  
20090527000200810 1/1 \$12.00  
Shelby Cnty Judge of Probate, AL  
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### SUBORDINATION AGREEMENT

This agreement made this 30th day of April 2009, between Wells Fargo Financial Alabama, Inc., (hereinafter referred to as favored creditor) and Wells Fargo Bank, N.A. successor by merger to Wells Fargo Financial Bank, (hereinafter referred to as subordinating creditor), witnesseth:

That in consideration of subordinating creditor entering into this subordination agreement, favored creditor agrees to lend not to exceed \$163,001.22 in accordance with that certain agreement between favored creditor and Richard Frenney (debtor), recorded 2/24/07 as Instrument #2 0070222000082860.

In consideration of favored creditor making aforesaid loan to debtor, subordinating creditor agrees that the mortgage/deed of trust (hereafter "mortgage") executed in its favor by debtor on July 20, 2006, and recorded in the mortgage records of ~~St. Clair~~ <sup>Shelby</sup> County, State of Alabama in Book , Page 20060801000368740, be subject, inferior, junior, secondary and subordinate to a mortgage which is executed by debtor in favor of favored creditor as security for the aforesaid loan, and that said mortgage and debt in favor of favored creditor shall have priority over said mortgage and debt in favor of subordinating creditor, with respect to the property legally described in the mortgage executed in favor of subordinating creditor described above.

Provided, however, that this agreement to subordinate shall not extend to any advances made by favored creditor after the date of the loan described above (except that this subordination agreement shall extend to any future advances made for taxes and insurance to protect favored creditor's interest), and provided, however, that this Agreement is based upon favored creditor's representation that subordinating creditor will not be reduced to less than a second mortgage position by virtue of executing this Agreement.

WELLS FARGO BANK, N.A.  
Subordinating Creditor

By   
Lisa Schultz, Title Officer

State of South Dakota

County of Minnehaha

I, Deborah Buffington, a Notary Public in and for said county in said state, hereby certify that Lisa Schultz whose name as Title Officer of Wells Fargo Bank, N.A., a national association, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said national association. Given under my hand and seal of office this 30th day of April 2009.

  
Notary Public

My Commission Expires March 24, 2012

