



20090611000223530 1/1 \$11.00
Shelby Cnty Judge of Probate, AL
06/11/2009 01:11:52 PM FILED/CERT

SUBORDINATION AGREEMENT

This Subordination of Mortgage is executed this 29th day of April, 2009 by COMPASS BANK (hereinafter referred to as "SUPERIOR").

WHEREAS COMPASS BANK is the owner and holder of that certain mortgage dated MAY 12, 2004, from ROGER L. LUCAS AND PATRICIA L. LUCAS and filed for record on MAY 16, 2004, recorded in INSTRUMENT#: 200406140003196 in the Probate Office of JEFFERSON County, Alabama, said property being more particularly described as follows:

Lot 3516, according to the Survey of Riverchase Country Club, 35th Addition, as recorded in Map Book 16, page 113, in the Probate Office of Shelby County, Alabama.

WHEREAS, MORTGAGEAMERICA, INC.. and/or its successors and assigns is making a loan to ROGER L. LUCAS AND PATRICIA L. LUCAS in the amount of THREE HUNDRED EIGHTY-FOUR THOUSAND FIVE HUNDRED & NO/100, (\$384,000.00), said loan being secured by a mortgage filed for record on 6-11-09 in 20090611000223530 which encumbers the above described real property.

WHEREAS, MORTGAGEAMERICA, INC. and/or its successors and assigns as a condition for making a first mortgage loan requires COMPASS to subordinate the lien of its mortgage in the amount of ONE HUNDRED THOUSAND and 00/100 Dollars (\$100,000.00).

NOW THEREFORE, for and in consideration of the premises hereof and of mutual advantages and benefits accruing to the parties hereto and in further consideration of the sum of _____ 00/100 dollars (\$ _____) in hand paid by Bud Weber Mortgage to SUPERIOR, the receipt and sufficiency of which is hereby acknowledged, COMPASS does hereby covenant, consent and agree to and with MORTGAGEAMERICA, INC. and/or its successors and assigns, that the lien of COMPASS shall be and the same is hereby made subordinate, inferior, and subject in every respect to that lien of MORTGAGEAMERICA, INC. and/or its successors and assigns which encumbers the above described property provided, however, that the subordination is limited to the amount of ONE HUNDRED THOUSAND and 00/100 Dollars (\$100,000.00).

IN WITNESS WHEREOF, this agreement is executed the day and year first written above.

COMPASS BANK

By _____

Its Senior Vice President

STATE OF Alabama)
Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Scott Crain whose name as Sr. Vice President of COMPASS BANK is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the content of said instrument as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given my hand and official seal this 29th day of Apr. 1, 2009.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES JANUARY 21, 2012

My commission expires _____