

SUBORDINATION AGREEMENT

This Subordination Agreement made as of the 30 day of June, 2009
by Flagstar Bank, FSB ("Subordinator") and SunTrust Mortgage, Inc. and/or its
successors and assigns ("Lender")

Recitals:

- A. David Mackay and Rhonda Hammer, of 1229 Lake Point Vista, Birmingham, AL 35244 ("Borrower"), have applied to Lender for a loan to be made to Borrower and to be evidenced by a promissory note covering certain real property.
- B. The real property offered by Borrower as security to Lender is currently subject to the prior lien of the mortgage described below.
- C. Lender will make such loan to Borrower only on the condition precedent that such mortgage be subordinated to the lien of the mortgage described below to be given by Borrower to Lender.

In consideration of the matters described above, and of the mutual benefits and obligations set forth in this agreement, the parties agree as follows:

SUBORDINATION OF EXISTING MORTGAGE:

The mortgage to be subordinated covers the real property described as:

Lot 2044, according to the Survey of Lake Point Estates 1st Addition, as recorded in map Book 17, page 14, in the Probate Office of Shelby County, Alabama.

which mortgage is dated 11/01/2004, executed by David Mackay and Rhonda Hammer to Flagstar Bank, FSB, and filed for record on 11/03/2004 as Instrument # 20041103000605830, in the Probate Office of Shelby County, Alabama, in the original principal sum of \$67,300.00. This mortgage is now subordinated and made subject and subservient to the lien of that certain mortgage covering the real property referenced above, dated July 1, 2009, between David Mackay and Rhonda Hammer, Borrower, and SunTrust Mortgage, Inc., and/or its successors and assigns, Lender, and filed or recorded on the 15th day of July, 2009, as Instrument # 20090715000272300 in the records of the Probate Office of Shelby County, Alabama, for the principal sum of \$263,500.00.

The undersigned Subordinator has executed this agreement on the date first appearing above.

Flagstar Bank, FSB

By [Signature]
Printed Name: George Pfeiffer
Its: Vice President

STATE OF MICHIGAN
COUNTY OF OAKLAND

I, the undersigned, a Notary Public in and for said State and County, hereby certify that George Pfeiffer whose name as VICE PRESIDENT of Flagstar Bank, FSB, 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, as such officer and with full authority, he executed the same voluntarily and as the act of said entity, on the day the same bears date.

Given under my hand and official seal this 30 day of June, 2009.

[Signature]
Notary Public
My Commission Expires: BONITA E. URBATS
NOTARY PUBLIC, OAKLAND COUNTY, MI
My Commission Expires 11/09/2011
Acting in the County of Oakland