


20090803000295570 1/6 \$26.00
Shelby Cnty Judge of Probate, AL
08/03/2009 12:03:38 PM FILED/CERT

Prepared By:
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Recording requested by: LSI
When recorded return to:
Custom Recording Solutions
2550 N. Redhill Ave.
Santa Ana, CA 92705
800-756-3524 Ext. 5011

CRS# 6553869

APN# 153050000034006

Subordination Agreement

RECORDING REQUESTED BY :

WHEN RECORDED RETURN TO :

Custom Recording Solutions

2550 North Redhill Ave.

Santa Ana, CA 92705

800-756-3524 Ext. 5011

AL - 6553869


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SUBORDINATION AGREEMENT

New Loan #: 0205752207

This Subordination Agreement is dated for reference 06/04/2009 and is between

First Educators Credit Union whose

principal address is 1216 WILMER AVE , ANNISTON , AL 36201

(called "Junior Lender") and

New Senior Lender's

Name : WELLS FARGO BANK N.A.

Senior Lender's

Address : 3480 STATEVIEW BLVD, FORT MILL, SC 29715

(called "New Senior Lender")

RECITALS

A. Junior Lender is the vested holder and owner of the following described promissory note

(the "Note") secured by a mortgage or deed of trust (the "Security Instrument"):

Date of Note and Security Instrument : 7/17/2007

Borrower(s) Name(s) ("Borrowers") : NICHOLAS BAUMBAUGH

Property Address: 201 HUNTER HILLS CIRCLE, CHELSEA, AL 35043

Legal Description of real property secured by Security Instrument ("Property") :

See Exhibit A (Attached)

Recording Date : 8/8/2007

County : SHELBY

Amount : \$38,500.00

Recording Number : 20070808000369830

Book :

Page :

B. Borrowers, as current owners of the Property, wish to replace their current first priority mortgage

loan on the Property with a new first priority mortgage loan secured by the Property from New Senior

Lender in the original principal sum of \$151,238.34

Date: June 30, 2009

(the "New Senior Security Instrument").



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New Senior Lender will not provide this financing without an agreement by Junior Lender to subordinate its lien/security interest lien/security in the Property to the new interest of New Senior Lender.

In consideration of the benefits to Junior Lender from the new financing on the Property provided by New Senior Lender, Junior Lender agrees and declares as follows:

1. Subordination to New Senior Security Instrument

Junior Lender agrees that upon recordation of the New Senior Security Instrument, Junior Lender's lien/security interest in the Property shall be unconditionally and forever inferior, junior and subordinate in all respects to the lien/security interest of Senior Mortgagee's New Senior Security Instrument and all obligations it secures. Junior Mortgagee irrevocably consents to and approves all provisions of the New Senior Security Instrument and the terms of the obligations it secures.

2. No Subordination to Other Matters.

Junior Lender is subordinating its lien/security interest to the New Security Instrument only, and not to other or future liens or security interests in the Property. Junior Lender has no obligation to consent to future requests for subordination of its lien/security interest.

3. No Waiver of Notice.

By subordinating its lien/security instrument, Junior Lender is not waiving any rights it may have under the laws of the State where the Property is located, or Federal law, to notice of defaults or other notices or rights conferred by law to junior lienholders and mortgagees.

4. Successors and Assigns.

This Agreement shall be binding upon and be for the benefit of any successor or assignee of the New Security Instrument or any successor of either of the parties.

5. Governing Law.

This Agreement shall be governed by the law of the State where the Property is located.

6. Reliance.

This Agreement can be relied upon by all persons having an interest in the Property or the New Senior Security Instrument.

7. Entire Agreement; Amendments.

This Agreement represents the entire and complete agreement between Junior Lender and Senior Lender. Any waiver, modification or novation of this Agreement must be in writing, executed by New Senior Lender (or its successors or assigns) and Junior Lender (or its successors or assigns) and, if this Agreement was recorded in the real estate records of the government entity in which the Property is located, recorded in such real estate records, to be enforceable.

8. Acceptance.

New Senior Lender shall be deemed to have accepted and agreed to the terms of this Agreement by recordation of this Agreement at or about the time New Senior Security Instrument is recorded. This Agreement shall be void if not recorded within 90 days of the reference date first written above.

JUNIOR LENDER: First Educators Credit Union


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BY :

Sherlyn McWhorter
Sherly McWhorter

NAME :

Sherlyn McWhorter

TITLE :

Anniston Branch Manager

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STATE OF Alabama

COUNTY OF Calhoun

On June 8, 2009 before

Me, Marie Cooper

Personally Appeared 1216 Wilmer Ave, Anniston, AL 36201

Personally known to me (or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledge to me that he/she they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Marie Cooper
Marie Cooper

Signature of Notary Public

MARIE COOPER
Notary Public, Alabama State At Large
My Commission Expires Dec. 9, 2011



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Order ID: 6553869

Loan No.: 0108122532

EXHIBIT A LEGAL DESCRIPTION

The following described property:

Lot 5, according to the Survey of Hunter Hills, Phase One, as recorded in Map Book 21, Page 71 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Assessor's Parcel Number: 153050000034006