AFTER RECORDING
PLEASE RETURN TO:
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US For Stage, Inc.
2925 Country Drive
St. Paul, MN 55117

20090821000322750 1/3 \$17.00 Shelby Cnty Judge of Probate, AL 08/21/2009 01:22:34 PM FILED/CERT

SUBORDINATION AGREEMENT Jennifer S. Collins Borrower: Property Address: 4365 Heritage View Rd Birmingham, Al 35242 This Subordination Agreement dated, is between <u>BBVA COMPASS</u>, (Junior Lender), BBVA COMPASS And , (New Senior Lender). RECITALS BBVA COMPASS, (Junior Lender), owns and holds a promissory note in the amount of \$\_\$50,000.00\_\_\_\_, Dated\_\_\_\_06/12/2009\_\_\_\_\_, and recorded in book\_\_\_2009063000 , as instrument Number 0251440 page, 06/30/2009 (date), in Shelby (County), Alabama (State). Borrowers are current owners of the Property, and wish to replace their current first position mortgage loan on the Property with a new first position mortgage loan secured by the Property from New Senior Lender in the new principal sum of \$\_\_\_\$85,500.00\_\_\_\_ Dated: \$\frac{100}{200}\$. This will be the

#### 1. Subordination of Junior Lender's Interest.

New Senior Security Instrument.

Junior Lender agrees that its security interest and all of Junior Lender's rights thereunder shall at all times be inferior and subordinate to the Senior Lender's new security instrument and Senior Lender's rights in the Property, including any extensions, renewals, or modifications up to a maximum amount of \$\_\_\$85,500.00\_\_\_\_\_\_, plus interest. Junior Lender consents without possibility of revocation, and accepts all provisions, terms and conditions of the New Senior Lender's Security Instrument.

## 2. No Subordination to Additional Matters

Junior Lender is subordinating its lien/security interest to the Senior Lender's 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

Upon the execution of the subordination of Junior Lender's security instrument to the new Senior Lender, the Junior Lender waives no rights it may have, if any, under the laws of the State in which the Property is located, or any Federal rights to which the Junior Lender may be entitled.

### 4. Assignment

This agreement shall be binding upon and inure to the benefit of the Junior Lender and Senior Lender, and their respective successors, assigns, trustees, receivers, administrators, personal representatives, legatees, and devisees.

# 5. Governing (Applicable) Law

This agreement shall be governed by the laws of the State in which the Property is located.

### 6. Reliance

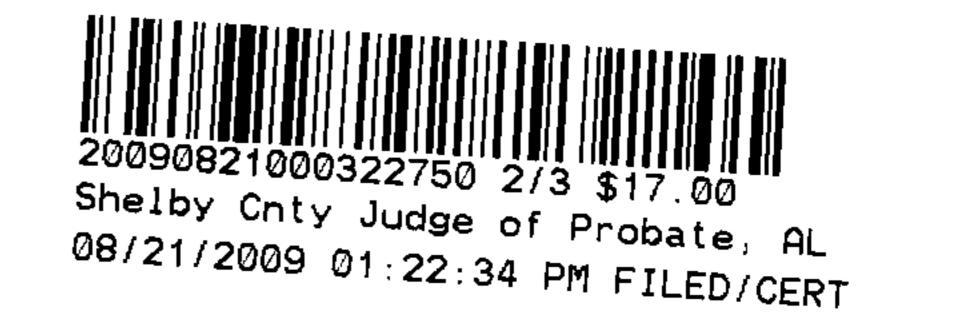
This Agreement can be relied upon by all persons having an interest in the Property or the New Security Instrument.

### 7. Notice

Any notice or other communication to be provided under this agreement shall be in writing and sent to the parties at the address described in this Agreement, or such other address as the parties may designate in writing from time to time.

### 8. Entire Agreement (Integration)

This Agreement and any related documents represent the complete and integrated understanding between Junior Lender and New Senior Lender pertaining to the terms and conditions of this Agreement. Any waiver, modification, or novation of this agreement must be in writing, executed by New Senior Lender, (or its successors or assigns), or Junior Lender, (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.



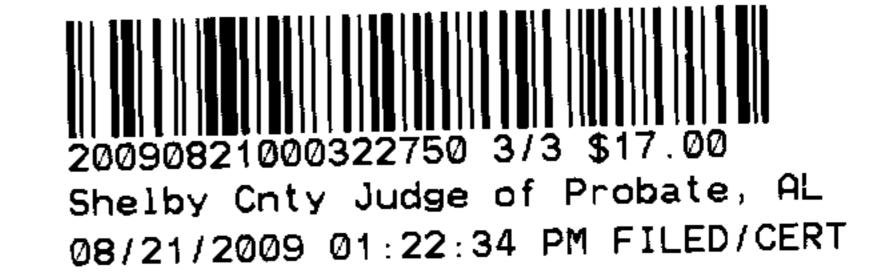
9. Waiver of Jury Trial

Junior Lender and the New Senior Lender hereby waive any right to trial by Jury in any action arising out of, or based upon this Agreement.

10. Acceptance

New Senior Lender and Junior Lender acknowledge that they have read, understand, and agree to the terms and conditions of this Agreement. This Agreement must be recorded within 90 days of the date of the Agreement, or the Agreement will be null and void.

Agreement, or the Agreement with be numbered.
Junior Lender:
Title: K VICE PRESITENT of BBVA Compass
New Senior Lender:
Title: Operations Manager
State of Alabama
County of <u>Jefferson</u>
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that   Carl E Crospy, as a Sr V.P of BBVA Compass, whose name(s) is/are signed  to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being  informed of the contents of the instrument, they/he/she executed the same voluntarily on the day the same  bears date.  Given under my hand and official seal this
(Seal)  Monica Limboud  Notary Public  My commission expires: 10/24/18
State of <u>Alabama</u> County of <u>JHEVSI</u> M
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Day H (1), as 005 191 (title) of BOVA (1) Days Estation) whose name(s) is/are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they/he/she executed the same voluntarily on the day the same bears date.  Given under my hand and official seal this 2151 day of 2009
(Seal)  Notary Public  My commission expires: 13/12



LOT 29 ACCORDING TO THE SURVEY OF HERITAGE OAKS AS RECORDED IN MAP BOOK 11, PAGE 23 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.

ADDRESS: 4365 HERITAGE VIEW RD; BIRMINGHAM, AL 35242 TAX MAP OR PARCEL ID NO.: 10-6-14-0-004-028.000

SUBJECT PROPERTY IS LOCATED IN SHELBY COUNTY



+U00853982+ 2134 8/13/2009 75906369/2