


Branch Banking and Trust
Consumer Real Estate Lending
4800 Ashford Dunwoody Road, #110
Dunwoody, GA 30338
Prepared by: Vera McBurrows
Loan #: 8037167668


20091113000424350 1/1 \$11.00
Shelby Cnty Judge of Probate, AL
11/13/2009 12:44:48 PM FILED/CERT

SUBORDINATION AGREEMENT

WHEREAS, Mary Beth Buckley and John Buckley, Husband and Wife ("Mortgagor"), entered into a Mortgage dated 07/28/2006, recorded on 08/04/2006 in the amount of \$39,500.00 with BANKING AND TRUST COMPANY, successor in interest to Colonial Bank by acquisition of assets from the FDIC as Receiver for Colonial Bank ("Mortgagee"), which mortgage was recorded in instrument no. 20060804000377640, of the public records of Shelby County, Alabama, (the "Existing Mortgage"), and which mortgage encumbers the following described real property:

Lot 1154, according to the Survey of Brook Highland, 11th Sector, Phase II, as recorded in Map Book 22, Page 36 A & B, in the Probate Office of Shelby County, Alabama.

WHERE AS, Branch Banking and Trust Company, its successors and assigns, as their interest may appear, has made a mortgage loan to **Mary Beth Buckley and John C. Buckley Jr., (Joint Survivorship)** dated 9/30/2009, securing a principal sum of \$310,000.00, which mortgage was recorded the 15th day of October 2009 in Official Record instrument no. 20091015000390270 of the public records of Shelby County, Alabama ("the New Mortgage"), which mortgage also encumbers the above described real property, and

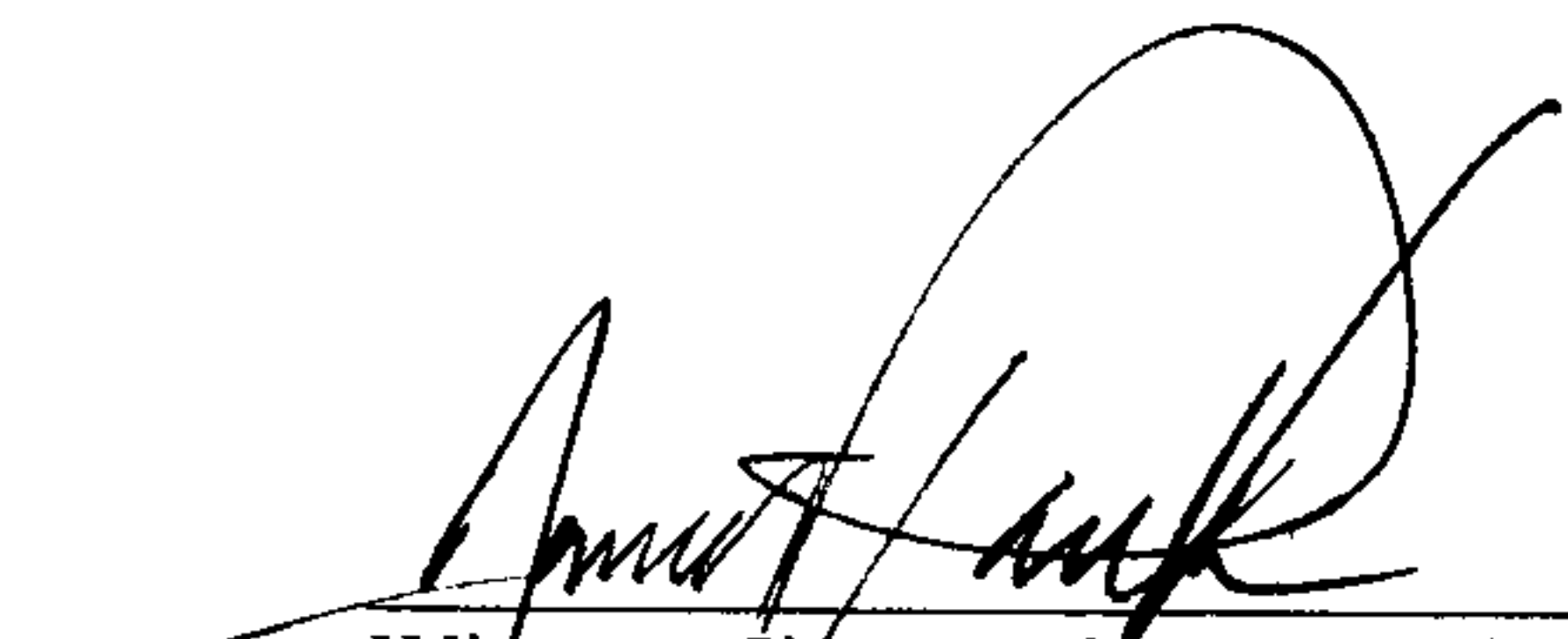
WHEREAS, Mortgagee is willing to subordinate the Existing Mortgage to the New Mortgage under the terms set forth in this Agreement;

NOW THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, Mortgagee hereby represents, covenants and agrees as follows:

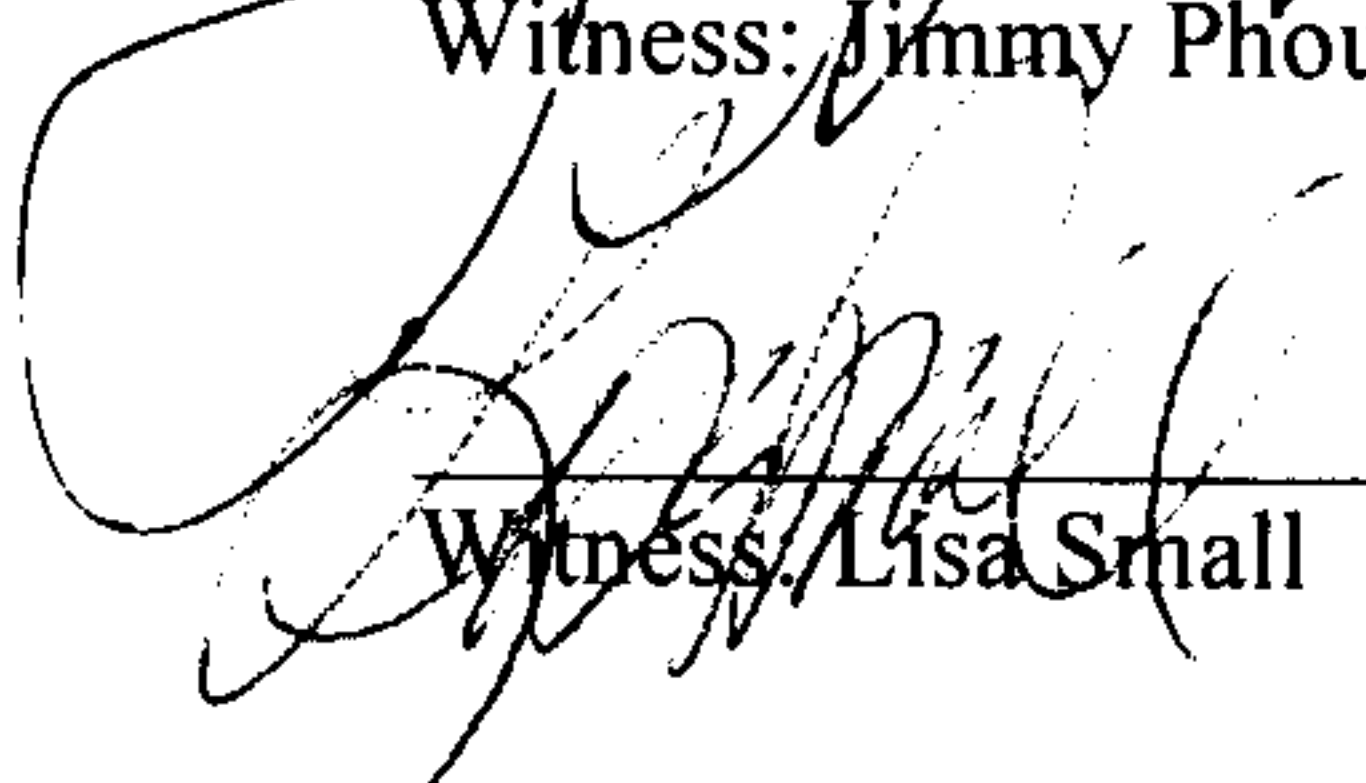
1. That the Existing Mortgage has not been assigned, pledged or transferred in any manner whatsoever.
2. That the Existing Mortgage is, by this instrument subordinated and made inferior to the New Mortgage.

IN WITNESS WHEREOF, this instrument is executed this 29th day of September, 2009.

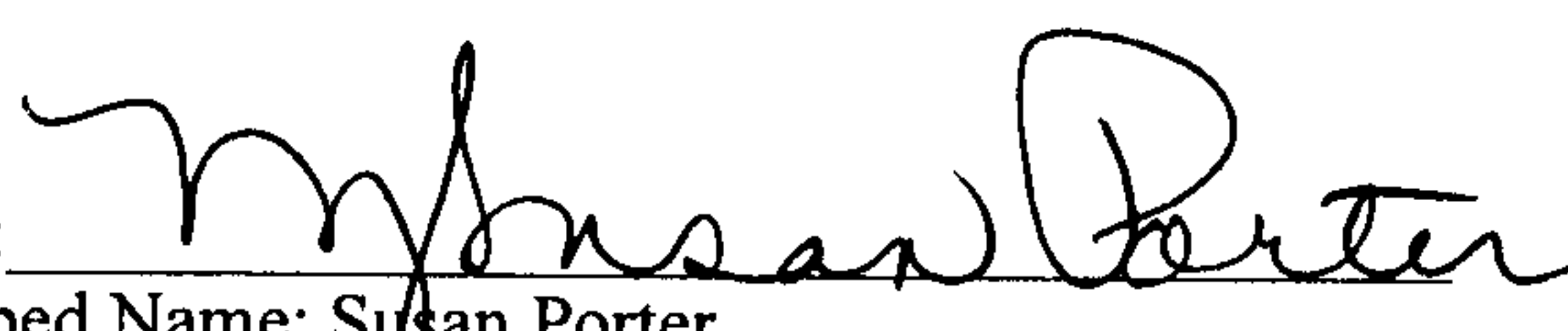
Signed, sealed and delivered in
the presence of:



Witness: Jimmy Phounsavath



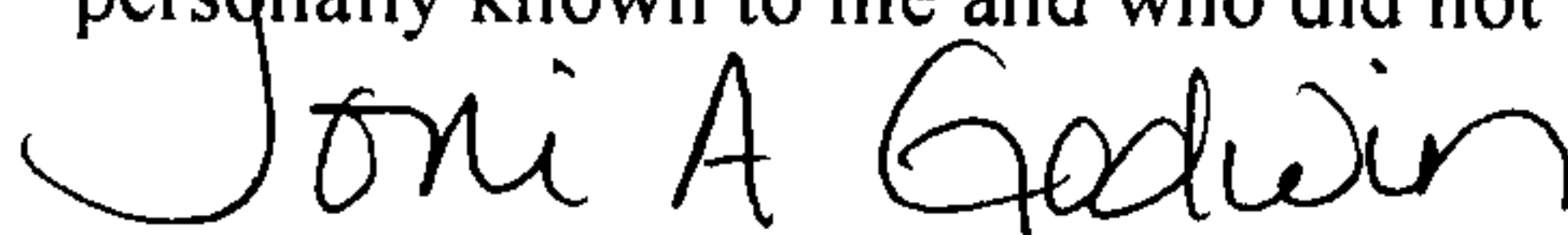
Witness: Lisa Small

By: 

Typed Name: Susan Porter
Title: Consumer Lending Underwriting Manager

STATE OF GEORGIA
COUNTY OF

The foregoing instrument was acknowledged before me this 29th day of September, 2009 by Susan Porter, Consumer Lending Underwriting Manager, of BRANCH BANKING AND TRUST COMPANY, successor in interest to Colonial Bank by acquisition of assets from the FDIC as Receiver for Colonial Bank who is personally known to me and who did not take an oath.



Notary Public

Toni Godwin
Notary Public
Hall County, Georgia
My Comm. Exp. 7-9-10

