

THIS SUBORDINATION AGREEMENT IS BEING
RE-RECORDED TO RECORD IN SHELBY COUNTY,
ALABAMA.

MULTISTATE SUBORDINATION
and if applicable
MODIFICATION AGREEMENT

(With Optional Deed of Appointment of Substitute Trustee, if necessary)

Visit number: 0623492010

Effective Date: 5/5/2009
Borrower(s): WILLIAM F BALLARD AND LINDA CAROLE BALLARD
New Lender: WELLS FARGO
Subordinating Lender: WACHOVIA BANK NA
Trustee (if Applicable): N/A
Property Address: 2436 BROOK RUN
BIRMINGHAM, AL 35244

20090612000716660 1/3
Bk: LR200906 Pg: 20930
Jefferson County, Alabama
I certify this instrument filed on:
06/12/2009 11:00:27 AM AGREE
Judge of Probate- Alan L. King

20100225000056180 1/4 \$20.00
Shelby Cnty Judge of Probate, AL
02/25/2010 10:51:30 AM FILED/CERT

THIS AGREEMENT (this "Agreement"), effective as of the Effective Date above, is made by and among the Subordinating Lender, the Trustee (if any, including any substitute trustee appointed pursuant to Section C. of this Agreement) and the New Lender name above.

1. One or more of the person(s) name above as a Borrower(s) own(s) the real property located at the above Property Address (the "Property").
2. The Subordinating Lender and the Trustee (if any) have an interest in the Property by virtue of a mortgage, deed of trust or security deed (the "Existing Security Instrument") given by Borrower(s), which is dated the 14 day of SEPTEMBER, 2006 and was filed as Instrument No.200610120005069, in Deed Book N/A, at page(s) N/A, et seq. of the public records of SHELBY County, ALABAMA. The Existing Security Instrument secures repayment of a loan or line of credit (the "Existing Debt") extended to Borrower by Subordinating Lender.
3. The New Lender has agreed to (make new loan/amend existing loan) in the original principal amount of \$212,000.00 (the "New Loan"/"Amended Loan") to the Borrower, provided that the (New Loan/Amended Loan) is secured by a first lien mortgage, deed of trust or security deed on the Property (the "New Security Instrument") in favor of the New Lender.
4. The Subordinating Lender is willing to subordinate the lien of the Existing Security Instrument to the lien of the New Security Instrument.

NORTH CAROLINA LOANS ONLY (if applicable):

5. The New Loan will have a maximum principal amount of \$N/A (not including advances which the New Lender may make on Borrower's behalf to protect the property or the lien of the New Security Instrument) and a maximum rate of N/A% per annum.

NOW, THEREFORE, for and in consideration of the above recitals, the covenants herein contained, and for good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

A. AGREEMENT TO SUBORDINATE

1. **Subordination.** Lender and Trustee (if any) hereby subordinate to the lien of the New Security Instrument the lien of the Existing Security Instrument, including all modifications, extensions and renewals of the New Security Instrument. This Agreement is effective as to any sum whose repayment is presently secured or which may in the future be secured by the Existing Security Instrument.
2. **Other Documents.** Subordinating Lender and Trustee (if any) will deliver to New Lender such estoppel letters, status reports or verification of this Agreement as New Lender may reasonably request.

B. AGREEMENT TO REDUCE CREDIT LIMIT (if applicable)

☐ If this box is checked, the Lender's and (if any) the Trustee's agreement to subordinate the lien of the Existing Security Instrument is conditioned on a reduction of the Credit limit on Borrower(s)' revolving line of credit account to a maximum at any one time of \$N/A. By signing this Agreement below, each Borrower who signed the credit agreement for the account agrees to this change.

C. APPOINTMENT OF SUBSTITUTE TRUSTEE(s) (if applicable)

WHEREAS, the Security Instrument referred to in Section A. of this Agreement is a Deed of Trust (the "Deed of Trust") which names N/A ("Original Trustee(s)") as Trustee(s) and Subordinating Lender as beneficiary; and

WHEREAS, the Deed of Trust provides that the Subordinating Lender may designate and appoint a substitute Trustee in place of any other trustee(s) by an instrument recorded among the appropriate land records; and

WHEREAS, it is the desire of the Subordinating Lender to appoint a substitute trustee in the place and stead of the Original Trustee.

NOW, THEREFORE, Subordinating Lender hereby removes the Original Trustee as Trustee and designates and appoints N/A as substitute Trustee with the same powers and duties as were originally vested in the Original Trustee under the Deed of Trust.


D. GENERAL TERMS AND CONDITIONS

- 1. Binding Effect.** This Agreement shall be binding upon and inure to the benefit of the respective heirs, legal representatives, successors and assigns of the parties hereto and all of those holding title under any of them.
- 2. Nonwaiver.** This Agreement may not be changed or terminated orally. No indulgence, waiver, election or non-election by New Lender or the trustee(s) under the New Security Instrument or related loan documents shall affect this Agreement.
- 3. Severability.** The invalidity or unenforceability of any portion of this Agreement shall not affect the remaining provisions and portions hereof.
- 4. Applicable Law.** It is agreed that the laws of the state in which the Property is located, applied without regard to general conflicts of laws principles, shall govern the construction and interpretation of this Agreement and the rights and obligations set out herein.

E. SIGNATURES AND ACKNOWLEDGEMENTS


IN WITNESS WHEREOF, the Subordinating Lender, through its authorized officer and, if applicable (i) the Trustee (if any), individually or through its authorized officer or other representative, and (ii) if applicable, the Borrower(s), have each set their hand and seal as of the Effective Date above.

ATTEST:


Name/Title
Julie Snead
(Corporate Seal) **Assistant Secretary**

SUBORDINATING LENDER:

WACHOVIA BANK NA

By: 
Name/Title
Tramica Tolliver
Asst. Vice President

TRUSTEE: (if applicable)

ATTEST:

Name/Title

(Corporate Seal)

SUBORDINATING LENDER:

N/A

By: _____

Name/Title

BORROWER(s):

Witness Signature

Witness Signature

Witness Signature

Witness Signature

Type Borrower's Name Here as it is at the top of this form

type in Co-Borrower name (if applicable) match top of form

(ACKNOWLEDGEMENT PAGE FOLLOWS)



20100225000056180 2/4 \$20.00
Shelby Cnty Judge of Probate, AL
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SUBORDINATING LENDER'S ACKNOWLEDGEMENT

STATE OF Virginia
COUNTY OF Roanoke

The foregoing Subordination Agreement was acknowledged before me, a notary public or other official qualified to administer oaths this 5 day of May, 2009, by Tronica Toliver as ASST. VICE PRESIDENT of the Subordinating Lender named above, on behalf of said Subordinating Lender pursuant to authority granted by its board of directors or other governing body. She/he is personally known to me or has produced satisfactory proof of his/her identity.

Lynn Michelle Johnson (signature of person administering Oath)
printed name: Lynn Michelle Johnson title: _____
Name of Person Administering Oath Title of Person Administering Oath
(If Applicable) My Commission Expires: 10/31/09



Embossed Hereon is My Commonwealth of VA
Notary Public Seal - County of Roanoke
My commission expires 10/31/2009
Lynn Michelle Johnson ID #357587

TRUSTEE'S ACKNOWLEDGEMENT (if applicable)

STATE OF _____
COUNTY OF _____

The foregoing Subordination Agreement was acknowledged before me, a notary public or other official qualified to administer oaths this _____ day of _____, _____, by _____ as _____ of the Trustee named above, on behalf of said Trustee pursuant to authority granted by Trustee's board of directors or other governing body. She/he is personally known to me or has produced satisfactory proof of his/her identity.

printed name: _____ title: _____
Name of Person Administering Oath Title of Person Administering Oath
(If Applicable) My Commission Expires: _____

BORROWER'S ACKNOWLEDGEMENT
(Required If Section B. Above Has Been Completed)

STATE OF _____
COUNTY OF _____

The foregoing Subordination Agreement was acknowledged before me, a notary public or other official qualified to administer oaths this _____ day of _____, _____, by _____, the Borrower(s) named above. She/he/they is/are personally known to me or has produced satisfactory proof of his/her identity.

printed name: _____ title: _____
Name of Person Administering Oath Title of Person Administering Oath
(If Applicable) My Commission Expires: _____



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Bk: LR200906 Pg:20930
Jefferson County, Alabama
06/12/2009 11:00:27 AM AGREE
Fee - \$11.00

Total of Fees and Taxes-\$11.00
LYNN

20100225000056180 4/4 \$20.00
Shelby Cnty Judge of Probate, AL
02/25/2010 10:51:30 AM FILED/CERT

Jefferson County

I, the Undersigned, as Judge of Probate in and for said County, in said State, hereby certify that the foregoing is a full, true and correct copy of the instrument with the filing of same as appears of

record in this office in vol. 200906 page 20930

Given under my hand and official seal, this the 17th
day of February, 2010.

Alan L. King
Judge of Probate