

20100331000095720 1/5 \$23.00  
Shelby Cnty Judge of Probate, AL  
03/31/2010 10:14:35 AM FILED/CERT

## SUBORDINATION AGREEMENT

WHEN RECORDED MAIL TO:

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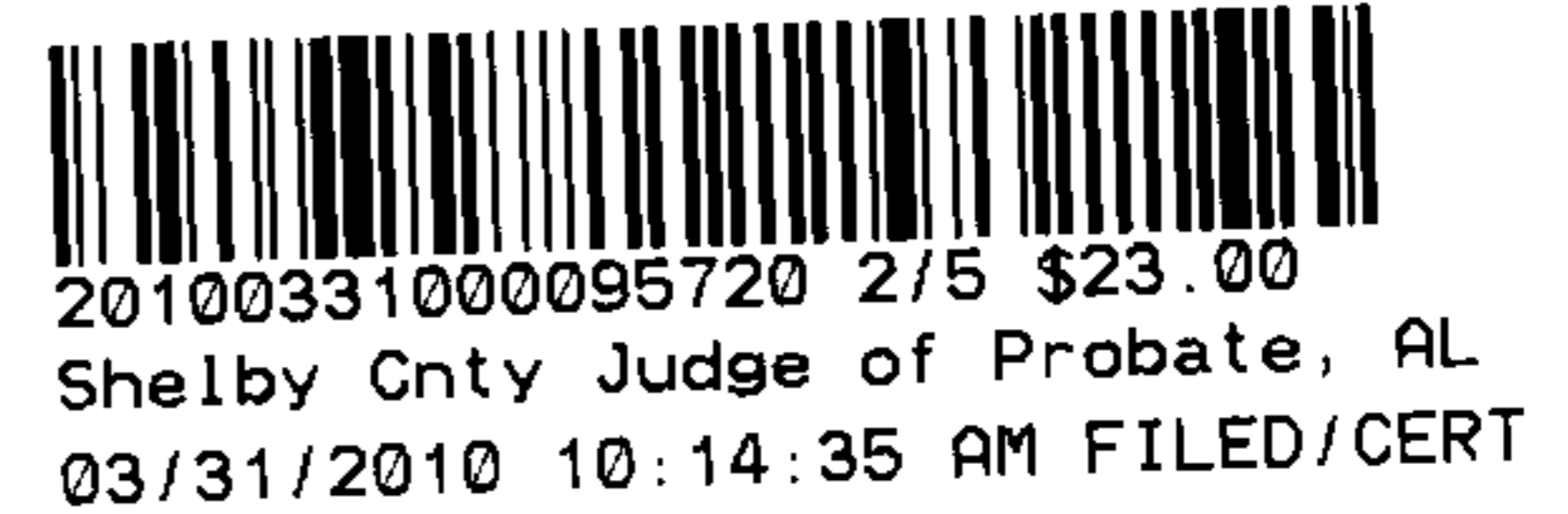
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NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN YOUR SECURITY INTEREST IN THE PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT.

### SUBORDINATION AGREEMENT

THIS SUBORDINATION AGREEMENT is made this Twenty-second day of February, 2010, by Mortgage Electronic Registration Systems Inc. ("Subordinated Lienholder"), with a place of business at **4500 PARK GRANADA, CALABASAS, CA 91302-1613**.

WHEREAS, HAROLD J TAYLOR and GENA B TAYLOR executed and



delivered to Subordinated Lienholder, a Deed of Trust/Mortgage (the "**Existing and Continuing Security Instrument**") in the sum of \$40,485.00 dated 08/15/2007 , and recorded in Book Volume N/A, Page N/A, as Instrument No. 20070820000390700, in the records of Shelby County, State of Alabama, as security for a loan (the "**Existing and Continuing Loan**"), which Existing and Continuing Security Instrument is a valid and existing lien on the real property located at 2021 REGENT PARK LANE, BIRMINGHAM, AL 35242 and further described on Exhibit "A," attached.

WHEREAS, HAROLD J TAYLOR and GENA B TAYLOR ("**Borrower**") executed and delivered to USAA Federal Savings Bank, ("**Lender**"), a deed of trust/mortgage in the principal amount not to exceed \$220,600.00, which deed of trust/mortgage (the "**New Security Instrument**") is intended to be recorded herewith in the records of Shelby County, State of Alabama as security for a loan (the "**New Loan**");

WHEREAS, it is a condition precedent to obtaining the New Loan that the lien of the New Loan shall unconditionally be and remain at all times a lien or charge upon the land hereinbefore described, prior and superior to the lien of the Existing and Continuing Loan; and

WHEREAS, Lender is willing to make said loan provided the lien securing the New Loan is a lien or charge upon the described property prior and superior to the lien of the Existing and Continuing Loan and provided that Subordinating Lender will specifically and unconditionally subordinate the lien of the Existing and Continuing Loan to the lien of the New Loan; and

WHEREAS, it is to the mutual benefit of the parties hereto that Lender make such a loan to Borrower; and Subordinating Lender is willing that the lien securing the New Loan shall, when recorded, constitute a lien or charge upon said land which is unconditionally prior and superior to the lien securing the Existing and Continuing Loan.

NOW, THEREFORE, in consideration of the mutual benefits accruing to the parties hereto and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, and in order to induce Lender to make the loan above referred to, it is hereby declared, understood and agreed as follows:

- (1) That the New Security Instrument, and any renewals or extensions thereof, shall unconditionally be and remain at all times a lien or charge on the property therein described, prior and superior to the Existing and Continuing Security Instrument.
- (2) That Lender would not make the New Loan without this subordination agreement.

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(3) That this agreement shall be the whole and only agreement with regard to the subordination of the Existing and Continuing Security Instrument to the New Security Instrument and shall supersede and cancel, but only insofar as would affect the priority between the security instruments hereinbefore specifically described, any prior agreements as to such subordination including, but not limited to, those provisions, if any, contained in the Existing and Continuing Security Instrument above mentioned, which provide for the subordination of the lien to another security instrument, deed of trust or mortgage.

Subordinating Lender declares, agrees and acknowledges that

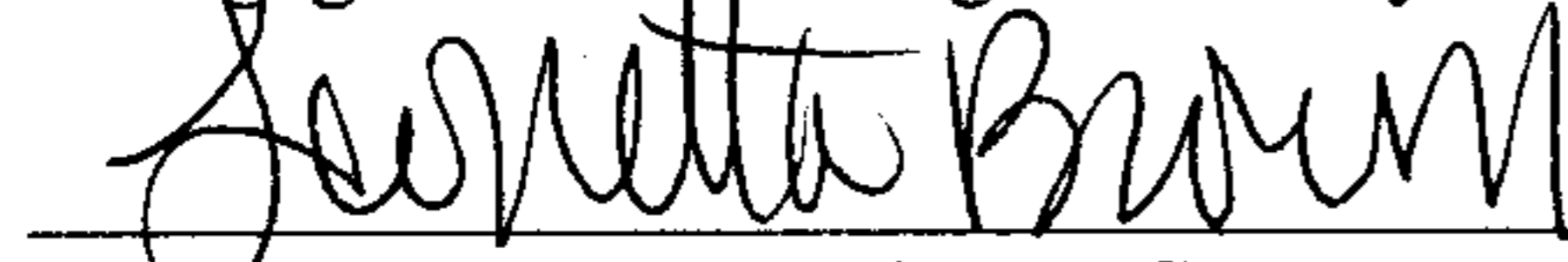
(a) It consents to and approves (i) all provision of the note and New Security Instrument in favor of Lender above referred to, and (ii) all agreements, including but not limited to any loan or escrow agreements, between Borrower and Lender for the disbursement of the proceeds of the New Loan;

(b) Lender making disbursements pursuant to any such agreement is under no obligation or duty to, nor has Lender represented that it will, see to the application of such proceeds by the person or persons to whom Lender disburses such proceeds and any application or use of such proceeds for purposes other than those provided for in such agreement or agreements shall not defeat the subordination herein made in whole or in part; and

(c) It intentionally and unconditionally waives, relinquishes and subordinates the lien of the Existing and Continuing Security Instrument in favor of the lien or charge upon said land of the New Security Instrument and understands that in reliance upon, and in consideration of, this waiver, relinquish and subordinate specific loans and advances are being and will be made and, as part and parcel thereof, specific monetary and other obligations are being and will be entered into which would not be made or entered into but for said reliance upon this waiver, relinquishment and subordination.

NOTICE: THIS SUBORDINATION AGREEMENT CONTAINS A PROVISION WHICH ALLOW THE PERSON OBLIGATED ON YOUR REAL PROPERTY SECURITY TO OBTAIN A LOAN A PORTION OF WHICH MAY BE EXPENDED FOR OTHER PURPOSES THAN IMPROVEMENT OF THE LAND.

Mortgage Electronic Registration Systems Inc.



Leonetta Brown, Assistant Secretary

CORPORATE ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF DALLAS

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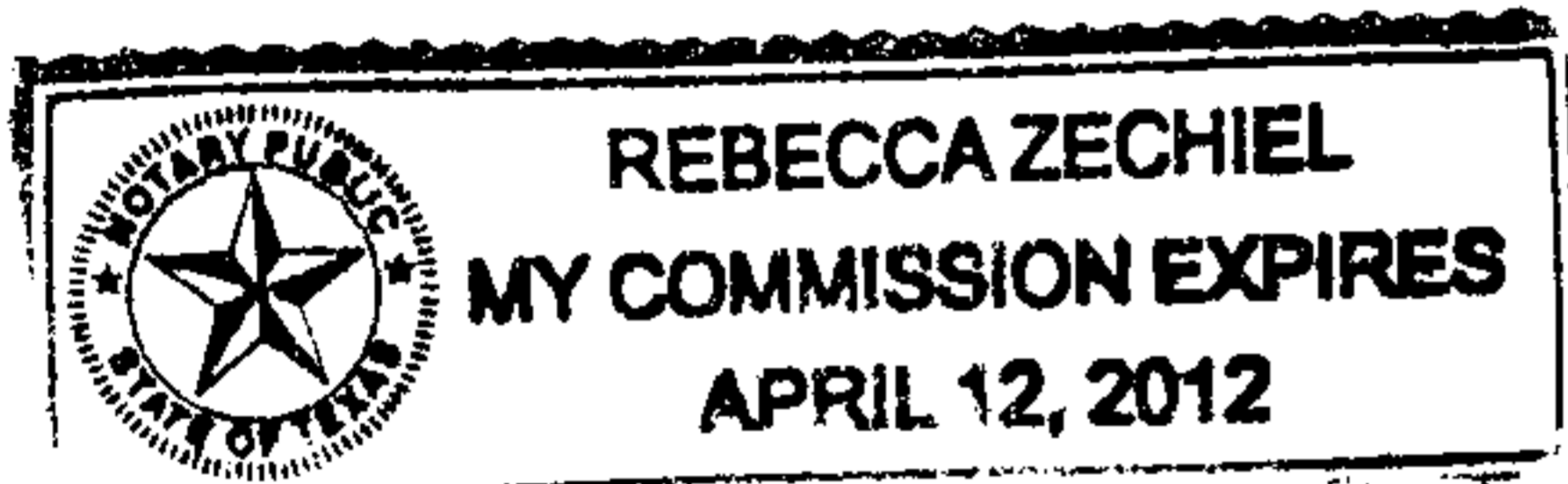
Before me, the undersigned, a Notary Public on this day personally appeared, Leonetta Brown, known to me (or proved to me on the oath of Assistant Secretary), to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said corporation, and that she has executed the same as the act of such corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this 22 day of February, 2010

(Personalized Seal)

*Rebecca Zechiel*


Notary Public, State of Texas



Rebecca Zechiel  
(Print name of Notary Public here)

My commission expires the 12<sup>th</sup> of April, 2012.

Borrower(s) Name:  
**HAROLD J TAYLOR**

  
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Property Address:  
**2021 REGENT PARK DRIVE  
BIRMINGHAM, AL 35242**

\*\*\*\*\*Legal Description\*\*\*\*\*

**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA AND IS DESCRIBED AS FOLLOWS:**

**ALL THAT PARCEL OF LAND IN CITY OF BIRMINGHAM , SHELBY COUNTY, STATE OF ALABAMA, AS DESCRIBED IN DEED INST # 20070820000390680, ID# 09-2-03-0-003-020.000, BEING KNOWN AND DESIGNATED AS:**

**LOT 20, ACCORDING TO THE SURVEY OF THE VILLAGE AT HIGHLAND LAKES, REGENT PARK NEIGHBORHOOD, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 37, PAGE 130, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.**

**HAROLD J. TAYLOR AND GENA B. TAYLOR, AS JOINT TENANTS BY FEE SIMPLE DEED FROM REGENT PARK HOMES, LLC AS SET FORTH IN INST # 20070820000390680 DATED 08/15/2007 AND RECORDED 08/20/2007, SHELBY COUNTY RECORDS, STATE OF ALABAMA.**