20100518000155680 1/2 \$14.00 Shelby Cnty Judge of Probate, AL 05/18/2010 12:16:51 PM FILED/CERT

AFTER RECORDING
PLEASE RETURN TO:
Compass Bank
Post Office Box 10687
Birmingham, Alabama 35202-0687

SUBORDINATION AGREEMENT

Borrower:	Ricky & Suzanne Edwards	·
Property Address:	_821 Aberlady Place Birmingham, Alabama 35	242
This Subordination Lender),	Agreement dated May 4th, 2010 is between	een BBVA COMPASS BANK, (Junior
And Lender).	_BBVA COMPASS BANK	, (New Senior
	RECITALS	
\$_\$100,000.00	BANK, (Junior Lender), owns and holds a pro, Dated, and recoast instrument Number2004110300060593	orded in book, page,
	lified in the amount of \$120,000.00, Dated 10/2/000558920 on 11/15/2006 in Shelby County, A	······································
on the Property wit	rent owners of the Property, and wish to replace the a new first position mortgage loan secured by sum of \$\$350,000.00 Dated:! Ity Instrument.	the Property from New Senior Lender i
Junior Lender agrees be inferior and subthe Property, inclus \$350,000.00	es that its security interest and all of Junior Lene ordinate to the Senior Lender's new security instant ding any extensions, renewals, or modifications, plus interest. Junior Lender consents with the consents and conditions of the New Senior Lender consents.	strument and Senior Lender's rights in up to a maximum amount of ithout possibility of revocation, and
Junior Lender is su not to other or futu	ion to Additional Matters abordinating its lien/security interest to the Senionee liens or security interests in the Property. June Sor subordination of its lien-security interest.	
the Junior Lender	Notice n of the subordination of Junior Lender's securit waives no rights it may have, if any, under the la leral rights to which the Junior Lender may be e	aws of the State in which the Property is
\sim	all be binding upon and inure to the benefit of the cessors, assigns, trustees, receivers, administrate	
5. Governing (Ap This agreement sha	plicable) Law all be governed by the laws of the State in whicl	h the Property is located.
6. Reliance This Agreement call Instrument.	n be relied upon by all persons having an intere	est in the Property or the New Security

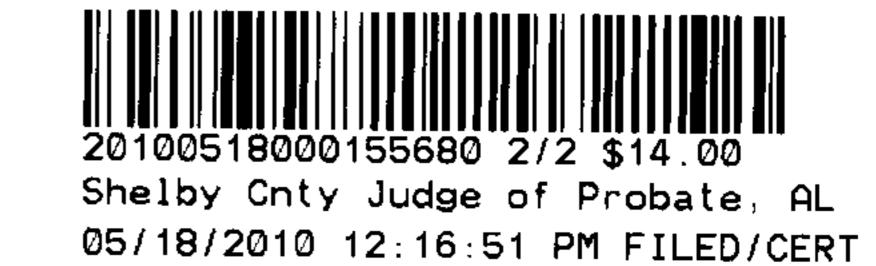
Any notice or other communication to be provided under this agreement shall be in writing and sent to the

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)

7. Notice



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.

Junior Lender Title:	of BBVA Compass Bank	
State of _Alabama		
signed to the foregoing instrument, and who is	and for said County, in said State, hereby certify that of BBVA Compass Bank, whose name(s) is/a known to me, acknowledged before me on this day that, nt, they/he/she executed the same voluntarily on the day that this day of, 2010	
(Seal)	Parot.	

Notary Public

My commission expires: