



20100707000214690 1/4 \$22.00  
Shelby Cnty Judge of Probate, AL  
07/07/2010 09:11:08 AM FILED/CERT

27521100101200

Tax Parcel Number: n/a

**Recording requested by: LSI**  
**When recorded return to :**  
**Custom Recording Solutions**  
**2550 N. Redhill Ave. 8791355**  
**Santa Ana, CA. 92705**  
**800-756-3524 Ext. 5011**

**This Instrument Prepared by:**

Wells Fargo Bank  
Lending Solutions- VA - 0343  
7711 Plantation Road  
Roanoke, Virginia 24019  
Lisa Sowers

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AL-8791355 {Space Above This Line for Recording Data}  
Visit Number: 0616000029 0003963056-196

**SUBORDINATION AGREEMENT**  
**MORTGAGE**

Effective Date: May 17, 2010

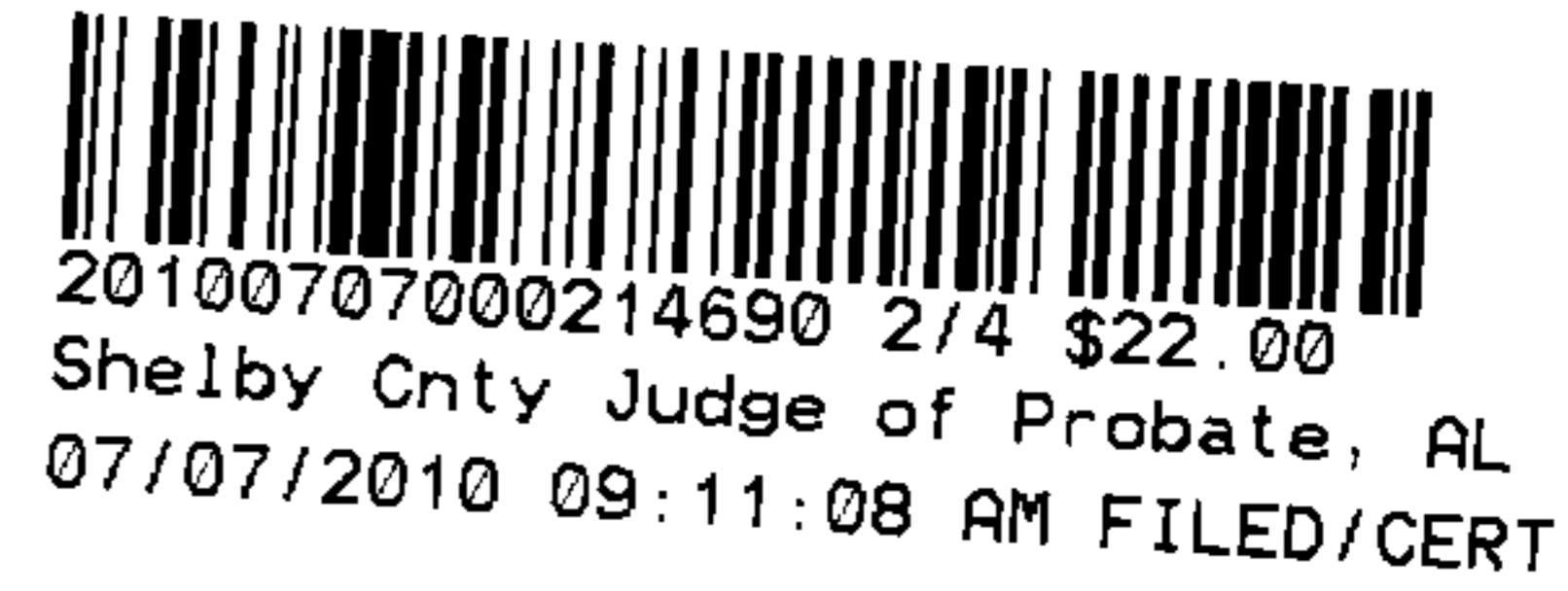
Owner(s): Justin Shores  
Kelly Shores

Current Lien Amount \$ 35,580.00

Senior Lender: Wells Fargo Bank, NA

Subordinating Lender: Wells Fargo Bank, NA a successor in interest to Wachovia Bank, NA

Property Address: 405 Comanche Street, Montevallo, AL 35115



**THIS AGREEMENT** (the “Agreement”), effective as of the Effective Date above, is made by and among the Subordinating Lender, Owners and the Senior Lender named above.

Justin Shores and Kelly Shores (individually and collectively the “Owner”) own the real property located at the above Property Address (the “Property”).

The Subordinating Lender has an interest in the Property by virtue of a **MORTGAGE** given by the Borrower, covering that real property, more particularly described as follows:

N/A

which document is dated the 30 day of June , 2006 , which was filed in Instrument# 2006 0724000355110 at page n/a (or as No. n/a ) of the Records of the Office of the Probate Judge of the County of Shelby , State of Alabama (the “Existing Security Instrument”). The Existing Security Instrument secures repayment of a debt evidenced by a note or a line of credit agreement extended to

Justin Shores and Kelly Shores (individually and collectively “Borrower”) by Subordinating Lender (the “Line of Credit”).

The Senior Lender has agreed to make a new loan or amend an existing loan in the original principal amount NOT to exceed \$ 138,345.00 (the “New Loan or Amended Loan”), provided that the New Loan or Amended Loan is secured by a first lien mortgage on the Property (the “New Security Instrument”) in favor of the Senior Lender. If the New Loan or Amended Loan exceeds this amount, the Subordination Agreement is VOID.

*To be recorded concurrently with Mortgage dated 6/30/2010*

The Subordinating Lender is willing to subordinate the lien of the Existing Security Instrument to the lien of the New Security Instrument under the terms set forth in this Agreement.

**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 agree as follows:

**A. Agreement to Subordinate**

Subordinating Lender hereby subordinates the lien of the Existing Security Instrument, and all of its modifications, extensions and renewals, to the lien 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.

**B. General Terms and Conditions**

**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.

**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 documents shall affect this Agreement.

**Severability** – The invalidity or unenforceability of any portion of this Agreement shall not affect the remaining provisions and portions of this Agreement.



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### C. Signatures and Acknowledgements

The Subordinating Lender, through its authorized officer, has set its hand and seal as of the Effective Date above unless otherwise indicated.

#### SUBORDINATING LENDER:

Wells Fargo Bank, NA a successor in interest to Wachovia Bank, NA

By \_\_\_\_\_

(Signature)

5.17.10

Date

(Printed Name)

Lisa Sowers  
Asst. Vice President

(Title)

#### FOR NOTARIZATION OF LENDER PERSONNEL

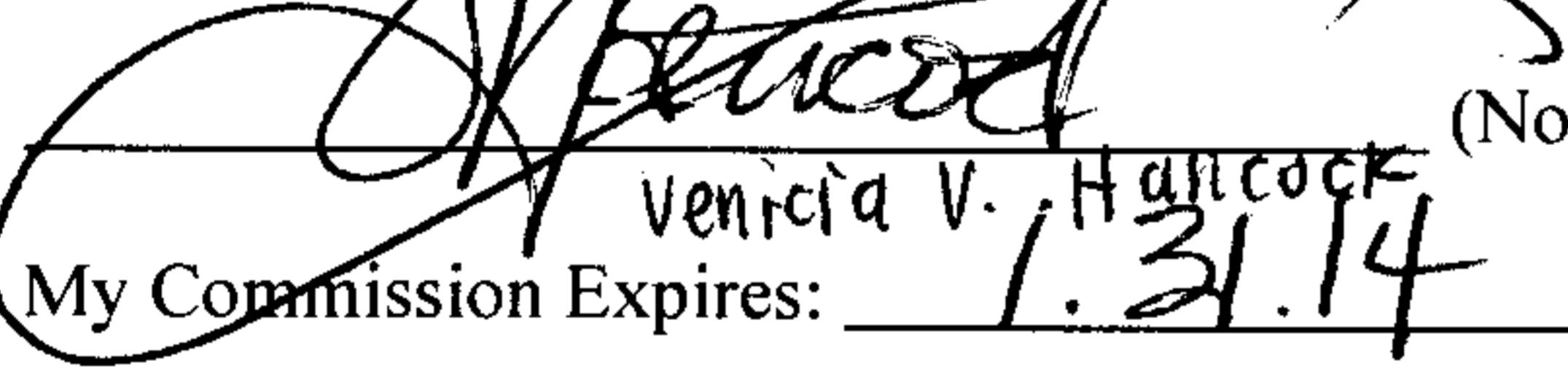
STATE OF \_\_\_\_\_

)

COUNTY OF \_\_\_\_\_

) ss.

The foregoing Subordination Agreement was acknowledged before me, a notary public or other official qualified to administer oaths this 17 day of May, 2010, by Lisa Sowers, as AP (title) of the Subordinating Lender named above, on behalf of said Subordinating Lender pursuant to authority granted by its Board of Directors. S/he is personally known to me or has produced satisfactory proof of his/her identity.

 (Notary Public)

Venicia V. Hancock

My Commission Expires: 1.31.14



Embossed Hereon is My Commonwealth of VA  
Notary Public Seal - City of Roanoke  
My commission expires 01/31/2014  
Venicia V. Hancock ID # 7054292



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Order ID: 8791355

Loan No.: 0304179948

**EXHIBIT A**  
**LEGAL DESCRIPTION**

The following described property:

Lot 117, according to the survey of Indian Highlands, Third Addition, as shown by map recorded in Map Book 6, Page 28, in the Probate Office of Shelby County, Alabama.

Assessor's Parcel Number: 275211001012000