

Tax Parcel Number: 10-4-17-0-004-038.000


20100719000228790 1/6 \$27.00
Shelby Cnty Judge of Probate, AL
07/19/2010 08:14:10 AM FILED/CERT

Recording Requested By/Return To:

Wells Fargo Bank
Attention: CPS3-VA0343
P.O. Box 50010
Roanoke, Virginia 24022

This Instrument Prepared by:

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

{Space Above This Line for Recording Data}

Visit Number: 0831895712

SUBORDINATION AGREEMENT
INDEX AS A MODIFICATION OF LINE OF CREDIT

Effective Date: July 7, 2010

Owner(s): Thomas C. Anderson
Jacquelyn S. Anderson

Current Line of Credit Recorded Commitment \$ 94,600.00 being reduced to \$ 80,571.00 .

Senior Lender: Wells Fargo Bank, N.A., ISAOA/ATRIMA

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

Property Address: 1014 River Highlands Cir., Birmingham, AL 35244

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.

Thomas C. Anderson and Jacquelyn S. Anderson
(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 LINE OF CREDIT given by the Owner, covering that real property, more particularly described as follows:

See Exhibit A

which document is dated the 8 day of December , 2008 , which was filed in Instrument# 2008 1218000469070 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 Jacquelyn S. Anderson

(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 \$ 208,600.00 (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.

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. Agreement to Change Credit Limit

Change in Line of Credit Agreement

The Subordinating Lender's agreement to subordinate is conditioned on the reduction in the Borrower's revolving Line of Credit from \$ 94,600.00 to \$ 80,571.00 .

By signing this Agreement below, the Borrower agrees to this change.

Change in Security Interest

The lien evidenced by the Existing Security Instrument is hereby reduced from \$ 94,600.00 to \$ 80,571.00 .

C. 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.

D. Signatures and Acknowledgements

The Subordinating Lender, through its authorized officer, and the Borrower, have each set their 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)

Lisa Sowers

7-7-2010
Date

Lisa Sowers
Asst. Vice President

(Printed Name)

(Title)

FOR NOTARIZATION OF LENDER PERSONNEL

STATE OF Virginia)
)ss.
COUNTY OF Roanoke)

The foregoing Subordination Agreement was acknowledged before me, a notary public or other official qualified to administer oaths this 7 day of July, 2010, by Lisa Sowers, as AVP (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.

Marcella M. Lowry (Notary Public)



Embossed Hereon is My Commonwealth of VA
Notary Public Seal - County of Roanoke
My commission expires 07/31/2013
Marcella M. Lowry ID # 7284791



20100719000228790 4/6 \$27.00
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BORROWER/OWNER:

Thomas C. Anderson
(Signature)

Thomas C. Anderson
(Printed Name)

7/8/10
(Date)

Jacquelyn S. Anderson
(Signature)

Jacquelyn S. Anderson
(Printed Name)

7/8/10
(Date)

(Signature)

(Printed Name)

(Date)

(Signature)

(Printed Name)

(Date)

(Signature)

(Printed Name)

(Date)

(Signature)

(Printed Name)

(Date)

(Signature)

(Printed Name)

(Date)

(Signature)

(Printed Name)

(Date)

Initials: JSA
JACQULYN S ANDERSON

Initials: _____

Initials: _____



20100719000228790 5/6 \$27.00
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Initials: TCA
THOMAS C ANDERSON

Initials: _____

Initials: _____

EXHIBIT "A"

Legal Description

Reference Number: 0831895712

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN CITY OF BIRMINGHAM BEING KNOWN AS LOT 38, ACCORDING TO THE SURVEY OF RIVERHIGHLANDS, AS RECORDED IN MAP BOOK 19, PAGE 111, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. PARCEL ID: 10-4-17-0-004-038.000. AND BEING MORE FULLY DESCRIBED IN DEED BOOK 1996 PAGE 09635 RECORDED ON 1996-03-25 AMONG THE LAND RECORDS OF SHELBY COUNTY, AL. BEING THE SAME PROPERTY CONVEYED TO THOMAS C ANDERSON, JACQULYN S ANDERSON BY DEED FROM ANDERSON HOMES INC, A CORPORATION DATED 1996-03-05, RECORDED 1996-03-25 DEED BOOK 1996 PAGE 09635. PARCEL ID NUMBER: 10-4-17-0-004-038.000



20081218000469070 14/14 \$191.90
Shelby Cnty Judge of Probate, AL
12/18/2008 10:50:11AM FILED/CERT



20100719000228790 6/6 \$27.00
Shelby Cnty Judge of Probate, AL
07/19/2010 08:14:10 AM FILED/CERT

**For An Individual Acting in His/Her Own Right:
ACKNOWLEDGEMENT FOR INDIVIDUAL**

The State of Alabama }
Jefferson County }

I, Lauren Ashley Baum, hereby certify that Thomas C. Anderson and Jacquelyn S. Anderson whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date. Given under my hand this 08 day of July, 2010.

(Style of Officer)

Lauren Ashley Baum

