


THIS INSTRUMENT WAS PREPARED BY:

C. C. Barger

Address: 600 North 18th Street

Birmingham, Alabama 35291-1135


20100809000253930 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
08/09/2010 12:30:41 PM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

SUBORDINATION OF RECORDED FINANCING STATEMENT

Alabama Power Company, a corporation, for good and valuable consideration, does hereby acknowledge and agree that its lien and security interest evidenced and secured by that certain UCC-1 financing statement bearing file instrument no. 20090420000143220 showing Bedford K. Jr. & Mamie Ruth Goodwin the "Debtor," whether one or more) recorded in the office of the Judge of Probate of Shelby County, Alabama (the "Financing Statement"), shall be and hereby is subordinate in right of priority to the lien of that certain mortgage from the Debtor to Citi Mortgage (the "Mortgagee"), recorded in the office of the Judge of Probate of Shelby County, Alabama at May 14 2010, Book 30 Page 124 (the "Mortgage"); provided, however, that such subordination shall be effective only to the extent that \$157,633.00 (the "Loan"), together with interest on the Loan and any amounts specifically secured by the Mortgage which are expended by the Mortgagee to protect or enforce Mortgagee's rights under the Mortgage with respect to the Loan (the "Superior Indebtedness"). As used herein, the term "Superior Indebtedness" shall be deemed to include any extensions, renewals, modifications and replacements of the Superior Indebtedness and any substitutions therefor; provided, however, that the term "Superior Indebtedness" shall not include any increases in the principal amount of the Loan. Alabama Power Company's lien and security interest evidenced and secured by the Financing Statement shall be superior in right of priority to the lien of the Mortgage to the extent that the Mortgage secures any indebtedness of the Debtor to the Mortgagee other than the Superior Indebtedness.

Notwithstanding anything expressed or implied herein, Alabama Power Company does not in any way release, waive or subordinate the debt relating to or secured by the Financing Statement, or any portion thereof or payments thereon.

The provisions of this Subordination Agreement are solely for the benefit of Alabama Power Company and the Mortgagee, and shall not be deemed to modify any of the agreements executed or delivered in connection with the Financing Statement or the Mortgage or to waive any of the rights of Alabama Power Company or the Mortgagee, as the case may be, thereunder as against the Debtor, nor shall it constitute or give rise to any defense, right of offset or counterclaim by the Debtor.

IN WITNESS WHEREOF, Alabama Power Company, a corporation, has caused these presents to be executed this 10th day of May, 2010.

ALABAMA POWER COMPANY

By: 
Its: Accounting Service Manager

STATE OF ALABAMA')

COUNTY OF JEFFERSON)

I, LaTonya Hollins, a Notary Public in and for said County in said State, hereby certify that C. C. Barger name as Accounting Service Manager Of Alabama Power Company, a corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, (s) he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 10th day of May 2010.



LaTonya Y. Hollins
Notary Public *LaTonya Y. Hollins*

commission expires on
10/30/11



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Return to
UST Global
345 Rouser Road
Suite 201
Moon Township, PA 15108

EXHIBIT "A"

SITUATE IN THE COUNTY OF SHELBY , STATE OF ALABAMA :

LOTS 82A AND 82B, ACCORDING TO THE RESURVEY OF LOTS 12, 13, 14, 15, 16, 28, 29, 32, 43, 53, 54, 55, 56, 57, 58, 59, 60, 79, 80, 81, 82 AND 83 OF OLD CAHABA II-B, AS RECORDED IN MAP BOOK 30, PAGE 124, IN THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

TAX ID NO: 134202004082000

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: AMERICAN HOMES AND LAND CORPORATION

GRANTEE: BEDFORD KYLE GOODWIN, JR. and MAMIE RUTH GOODWIN,
HUSBAND AND WIFE, AS JOINT TENANTS

DATED: 05/03/2003

RECORDED: 05/15/2003

DOC#/BOOK-PAGE: 20030516000302980

ADDRESS: 3065 OLD CAHABA PKY , HELENA, AL 35080

END OF SCHEDULE A



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