



20100903000286140 1/4 \$21.00
Shelby Cnty Judge of Probate, AL
09/03/2010 01:48:37 PM FILED/CERT

Tax Parcel Number:

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This Instrument Prepared by: *Cris Sowers*

Wells Fargo Bank

Lending Solutions- VA - 0343

7711 Plantation Road

Roanoke, Virginia 24019

AL-9234609 {Space Above This Line for Recording Data}
Visit Number: 0813591025

0003863892-198

**SUBORDINATION AGREEMENT
LINE OF CREDIT**

Effective Date: July 15, 2010

Owner(s): Harry A. Thomas

Current Lien Amount \$ 50,000.00

Senior Lender: Wells Fargo Bank N.A.

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

Property Address: 124 Saddle Lake Drive, Alabaster, AL 35007

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.

Harry A. Thomas
(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 ~~Schedule A~~ *Exhibit A*

which document is dated the 21 day of May, 2008, which was filed in Instrument# n/a at page n/a (or as No. 20080617000245790) 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 Harry A. Thomas

(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 \$ 279,677.00 (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. 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.

Please record concurrently with mortgage dated 08-31-200

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, N.A.,

By Lisa Sowers
(Signature)

7-16-2010
Date

Lisa Sowers
(Printed Name) **Asst. Vice President**

(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 16 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)
marcella m lowry



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



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Order ID: 9234609

Loan No.: 0307505206

EXHIBIT A LEGAL DESCRIPTION

The following described property:

Unit 18, in the Saddle Lake Farms Condominium, a condominium, located in Shelby County, Alabama, as established by Declaration of Condominium as recorded in Instrument No. 1995-17533 and Articles of Incorporation of Saddle Lake Farms Association, Inc. as recorded in Instrument No. 1995-17530, in the Office of the Judge of Probate of Shelby County, Alabama together with an undivided interest in the common elements of Saddle Lake Farms Condominium as set out in the said Declaration of Condominium, said Unit being more particularly described in the floor plans and Architectural drawings of Saddle Lake Farms Condominium as recorded in Map Book 20, Page 20 A and B, in the Probate Office of Shelby County, Alabama.

Assessor's Parcel Number: 223054991018000