



20101101000364760 1/1 \$12.00  
Shelby Cnty Judge of Probate, AL  
11/01/2010 01:57:18 PM FILED/CERT

## SUBORDINATION AGREEMENT

This Subordination of Mortgage is executed this 5<sup>th</sup> day of October 2010  
by BBVA Compass formerly known as Compass Bank.

### WITNESSETH

WHEREAS, BBVA Compass formerly known as Compass Bank is the owner and holder of that certain mortgage from Beverly S. Virciglio to Compass Bank in the original amount of \$56,700.00 recorded in Instrument 20060508000216060 filed for record 5/8/2006 in the Probate Office of Shelby County, Alabama, said property being more particularly described as follows:

**Lot 95A, according to a Resurvey of Lots 95 and 96 of Phase Five Caldwell Crossings Second Sector, as recorded in Map Book 33, page 136, in the Probate Office of Shelby County, Alabama.**

WHEREAS, Synovus Mortgage Corporation is making a mortgage loan to Beverly S. Virciglio in the amount of Two Hundred Seventeen Thousand Five Hundred and 00/100 Dollars (\$217,500.00) said loan secured by a mortgage which encumbers the above described real property.

WHEREAS, Synovus Mortgage Corporation as a condition for making a 1st mortgage loan requires BBVA Compass formerly known as Compass Bank to subordinate the lien of its mortgage to the lien of Synovus Mortgage Corporation and BBVA Compass formerly known as Compass Bank has agreed to do so.

NOW, THEREFORE, for and in consideration of the premises hereof and of mutual advantages and benefits accruing to the parties hereto and in further consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid by Synovus Mortgage Corporation to BBVA Compass formerly known as Compass Bank, the receipt and sufficiency of which is hereby acknowledged, BBVA Compass formerly known as Compass Bank does hereby covenant, consent and agree to and with Synovus Mortgage Corporation that the lien of BBVA Compass formerly known as Compass Bank shall be and the same is hereby made subordinate, inferior and subject in every respect to the lien of Synovus Mortgage Corporation which encumbers the above described property.

IN WITNESS WHEREOF, this agreement is executed the day and year first written above.

Signed, sealed and delivered in the presence of:

BBVA Compass formerly known as Compass Bank

Bonnie L Stephens

Gary Bishop  
By: Gary Bishop  
Its: Sr. Vice-President

STATE OF Alabama

Jeffery COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gary Bishop whose name as Sr. Vice-President of BBVA Compass formerly known as Compass Bank, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the content of said instrument, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this 5<sup>th</sup> day of October, 2010.

Bonnie L Stephens  
Notary Public:  
My commission expires: 4-27-14