

20101109000375620 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
11/09/2010 01:38:48 PM FILED/CERT

RETURN TO:
SunTrust Mortgage, Inc.
1001 Semmes Avenue, 3rd floor
Mail Code: RVW 5043
Attn: Final Docs
Richmond, Virginia 23224
#0034864199

SUBORDINATION AGREEMENT

STATE OF ALABAMA
COUNTY OF JEFFERSON

WHEREAS, RUSSELL H JACKSON, executed a mortgage in favor of Mortgage Electronic Registration System, dated JANUARY 03, 2007, to secure an indebtedness of \$28,380.00, and said lien is in full force and effect;

WHEREAS, said mortgage was recorded on January 8, 2007, in the Probate Office of SHELBY COUNTY, Alabama, as Instrument No. 20070108000009960.

WHEREAS, RUSSELL H JACKSON, has made an application to SUNTRUST MORTGAGE, INC. for a loan in the sum of \$112,000.00 to be secured by a mortgage on the same real property as that which is encumbered by the mortgage recorded as Instrument No. 20070108000009960.

WHEREAS, SUNTRUST MORTGAGE, INC. is willing to make said loan to the said RUSSELL H JACKSON, provided THEY furnish it with a mortgage on the lands described in the aforesaid mortgage that is first in position and priority to the lien of the said mortgage recorded as Instrument No. 20070108000009960.

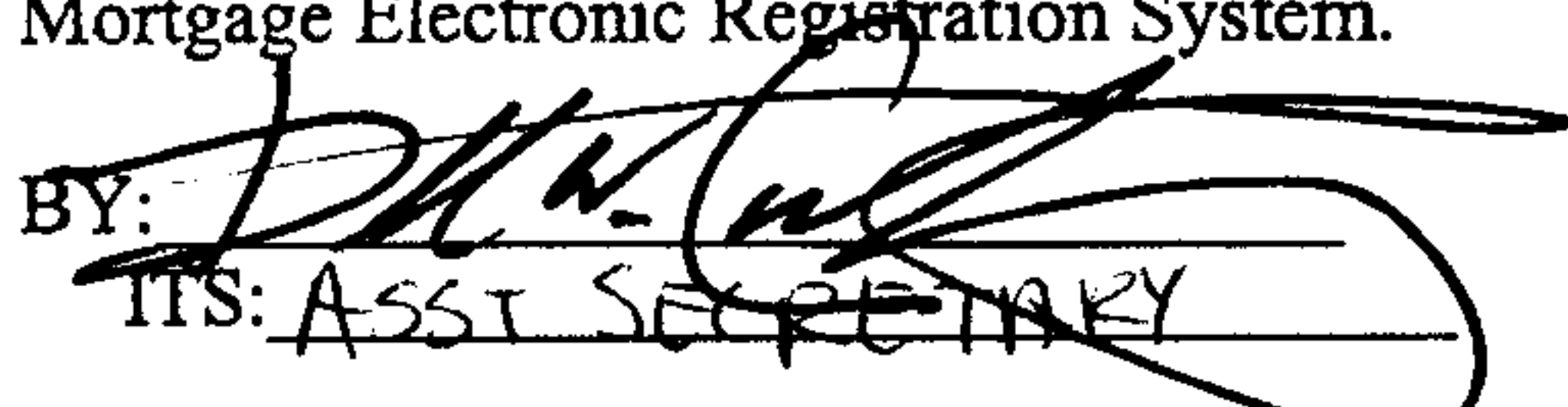
WHEREAS, as an inducement to SUNTRUST MORTGAGE, INC. to make the new loan in the amount of \$112,000.00 Mortgage Electronic Registration System. Is willing to subordinate its mortgage lien recorded as Instrument No. 20070108000009960.

THEREFORE, the said Mortgage Electronic Registration System hereby subordinates its said lien recorded as: Instrument No. 20070108000009960 and makes the lien second and subservient to the mortgage of the said to SUNTRUST MORTGAGE, INC. dated _____, recorded in Inst # _____, as an inducement to it to make said loan.

IT IS FURTHER agreed that should default in the payments under the terms of the real estate mortgage to SUNTRUST MORTGAGE, INC., the said Lender agrees to notify Mortgage Electronic Registration System. Of said default prior to taking any action to foreclose.

IN WITNESSES WHEREOF, the said Mortgage Electronic registration System. Has caused its name to be hereunto signed on the 29th day of OCTOBER, 2010.

Mortgage Electronic Registration System.

BY: 

ITS: ASST SECRETARY

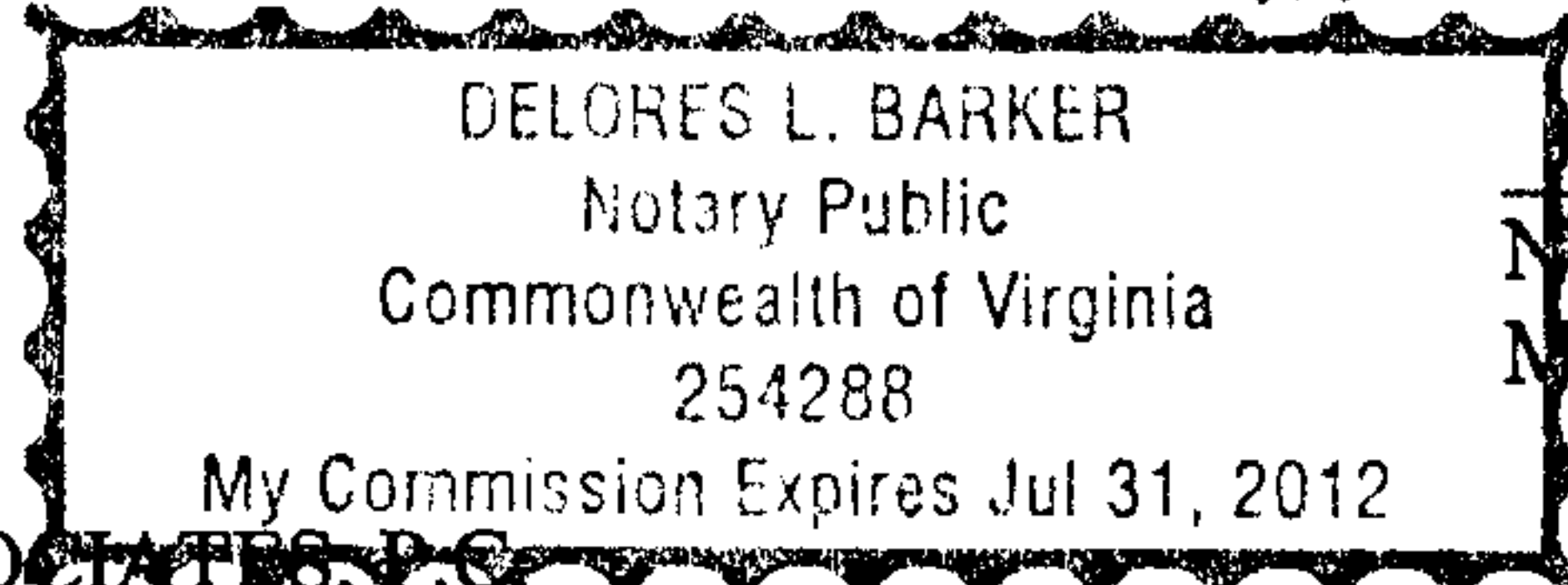
STATE OF VIRGINIA
COUNTY OF Richmond
CITY

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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____
DONALD W. COURTNEY, whose name as

ASST SECRETARY of Mortgage Electronic Registration System, a corporation, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she/he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 29th day of October, 2010.



Delores L. Barker
Notary Public
My Commission expires: 7-31-2012

Prepared By:
STEWART & ASSOCIATES, P.C.
3595 GRANDVIEW PKWY, #645
BIRMINGHAM, ALABAMA 35243