

Tax Parcel Number: N/A

**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

Recording Requested by &  
When Recorded Return To:  
Indecomm US Recordings  
2925 Country Drive  
St. Paul, MN 55117

7674816212

Record  
219

55407907

{Space Above This Line for Recording Data}

2

Account Number: xxxx-xxxx-1008-7608

Visit Number

0622990832

858554

**SUBORDINATION AGREEMENT**

**OPEN-END MORTGAGE**

Effective Date: 10/20/2010

Owner(s): DANIEL T MODAK  
JUDITH M MODAK

Current Lien Amount \$ 55,000.00

Senior Lender: Mortgage Electronic Registration Systems Inc., as nominee for Quicken Loans Inc.,

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

*If Wells Fargo Bank, N.A. is subordinating to Wells Fargo Bank, N.A., this document is notice that the lien securing the loan or line of credit serviced by the Wells Fargo Bank Home Equity Group is subordinated to the first lien loan being originated or modified by the Wells Fargo Home Mortgage Group.*

Property Address: 949 HADDINGTON DALE, PELHAM, AL 35124



20101110000378450 1/4 \$23.00  
Shelby Cnty Judge of Probate, AL  
11/10/2010 02:46:16 PM FILED/CERT

**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.

DANIEL T MODAK and JUDITH M MODAK

(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 OPEN-END MORTGAGE given by the Owner, covering that real property, more particularly described as follows:

See Attached Schedule A

\* October 27, 2006

which document is dated the 2 day of OCTOBER, 2006, which was filed in Document ID# 20061027000531510 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 DANIEL T MODAK; JUDITH M MODAK

(individually and collectively "Borrower") by the Subordinating Lender.

☒ The Senior Lender has agreed to make a new loan or amend an existing loan in the original principal amount NOT to exceed \$ 131700 (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.

☐ N/A The Senior Lender has an existing loan in the original principal amount of \$ N/A (the "Senior Loan") to the Borrower, which was intended to be secured by a first lien mortgage on the Property. The Senior Loan is secured by a N/A executed by Borrower in favor of N/A, as beneficiary and recorded on N/A of the Records of the Probate Judge of the County of N/A, State of Alabama as Instrument No. N/A (the "Senior Security Instrument"). Through an inadvertent error, the Junior Security Instrument was recorded prior to the Senior Security Instrument.

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**



20101110000378450 3/4 \$23.00  
 Shelby Cnty Judge of Probate, AL  
 11/10/2010 02:46:16 PM FILED/CERT

**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.

**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, N.A. as a successor in interest to Wachovia Bank, N.A

By   
 (Signature)

10.21.10  
 Date

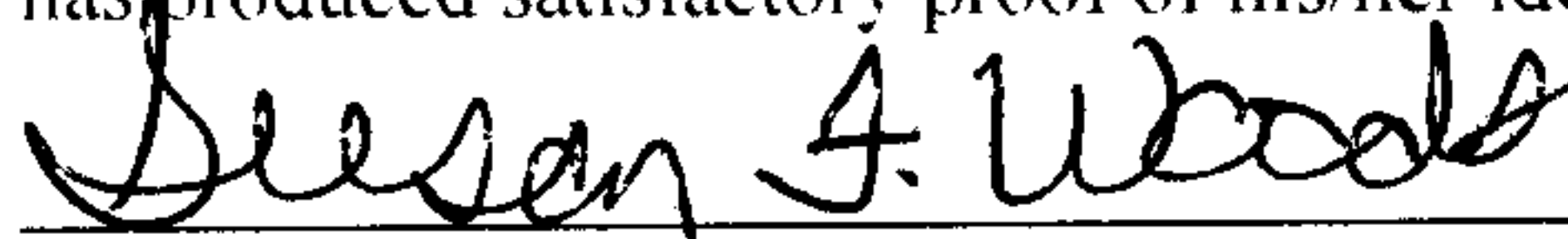
Christopher L Wheeler  
 (Printed Name)

Officer  
 (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 21 day of Oct, 2010, by Christopher L. Wheeler, as Officer 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.

 (Notary Public)  
SUSAN F. WOODS

**SUSAN F. WOODS**  
**NOTARY PUBLIC 7134638**  
**COMMONWEALTH OF VIRGINIA**  
**MY COMMISSION EXPIRES 12-31-2011**



20101110000378450 4/4 \$23.00  
Shelby Cnty Judge of Probate, AL  
11/10/2010 02:46:16 PM FILED/CERT

## EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 14-8-28-3-007-013.000

Land Situated in the County of Shelby in the State of AL

Lot 325, according to the Final Plat of Haddington Parc at Ballantrae, Phase 2, as recorded in Map Book 35, Page 82, in the Probate Office of Shelby County, Alabama.

Commonly known as: 949 Haddington Dale , Pelham, AL 35124



+U01617187+

1632 11/4/2010 76748162/2