

RETURN TO:
SunTrust Mortgage, Inc.
1001 Semmes Avenue, 3rd floor
Mail Code: RVW 5043
Attn: Final Docs
Richmond, Virginia 23224
#0036624674

SUBORDINATION AGREEMENT

STATE OF ALABAMA
COUNTY OF SHELBY

WHEREAS, KELLEN J BODENBURG AND SHANNON R BODENBURG, executed a mortgage in favor of Mortgage Electronic Registration System, dated MARCH 30, 2007, to secure an indebtedness of \$29,235.00 and said lien is in full force and effect;

WHEREAS, said mortgage was recorded on APRIL 5, 2007, in the Probate Office of SHELBY COUNTY, Alabama, as Instrument No. 20070405000154890.

WHEREAS, KELLEN J BODENBURG AND SHANNON R BODENBURG, has made an application to SUNTRUST MORTGAGE, INC. for a loan in the sum of \$147,500.00 to be secured by a mortgage on the same real property as that which is encumbered by the mortgage recorded as Instrument No. 20070405000154890.

WHEREAS, SUNTRUST MORTGAGE, INC. is willing to make said loan to the said KELLEN J BODENBURG AND SHANNON R BODENBURG, 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. 20070405000154890.

WHEREAS, as an inducement to SUNTRUST MORTGAGE, INC. to make the new loan in the amount of \$147,500.00 Mortgage Electronic Registration System. Is willing to subordinate its mortgage lien recorded as Instrument No. 20070405000154890.

THEREFORE, the said Mortgage Electronic Registration System. hereby subordinates its said lien recorded as: Instrument No. 20070405000154890 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 22nd day of December, 2010.

Mortgage Electronic Registration System.

BY: [Signature]
ITS Asst Secretary

STATE OF VIRGINIA



20110107000008320 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
01/07/2011 01:58:42 PM FILED/CERT

City
COUNTY OF Richmond

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ~~the~~
Cynthia Thompson, 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~~ 27th day of December, 2010.

DELORES L. BARKER
Notary Public
Commonwealth of Virginia
254288
Prepared By:
ESTES, SANDERS & WILLIAMS, LLC
4501 PINE TREE CIRCLE
VESTAVIA HILLS, AL 35243

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



20110107000008320 2/2 \$15.00
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