

20110908000266280 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
09/08/2011 02:03:23 PM FILED/CERT

THE STATE OF ALABAMA)
:
COUNTY OF SHELBY)

When Recorded Return To
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117

SUBORDINATION AGREEMENT

77279403 - record 2nd

KNOW ALL MEN BY THESE PRESENT:

1. The undersigned ServisFirst Bank ("Bank") agrees that the mortgage lien and security interest granted to Bank on the real estate described on the attached Exhibit "A" and certain other property pursuant to that certain Mortgage dated November 2, 2005 from Andrew R. Garver and Terri D. Garver, recorded in November 10, 2005, in the Office of the Judge of Probate of Shelby County, Alabama (the "Second Mortgage"), shall be second, subordinate and inferior to the mortgage lien and security interest granted to Bank pursuant to that certain Mortgage dated August 23, 2011, executed by Andrew R. Garver and Terri D. Garver to Citibank N.A. , recorded in 20110908000266280, in the Office of the Judge of Probate of Shelby County, Alabama (the "First Mortgage"); provided however, such subordination shall extend only to the extent of the indebtedness secured by the First Mortgage as of the date hereof, and any extensions or renewals thereof.
2. Subject only to the subordination set forth in the immediately preceding paragraph, Bank shall have the right at all times to enforce the provisions of the Second Mortgage and all other documents and instruments executed in connection with the Second Mortgage in accordance with their respective terms.
3. This Subordination Agreement shall inure to the benefit of, and shall be binding upon, the respective successors and assigns of Bank and any assignees of the First Mortgage and the Second Mortgage.


IN WITNESS WHEREOF, Bank has caused this instrument to be executed by its duly authorized officer as set forth by its signature and seal on this 23rd day of August, 2011.

SERVISFIRST BANK

Crystal Tennyson [SEAL]
By: Crystal Tennyson
Its: Vice President

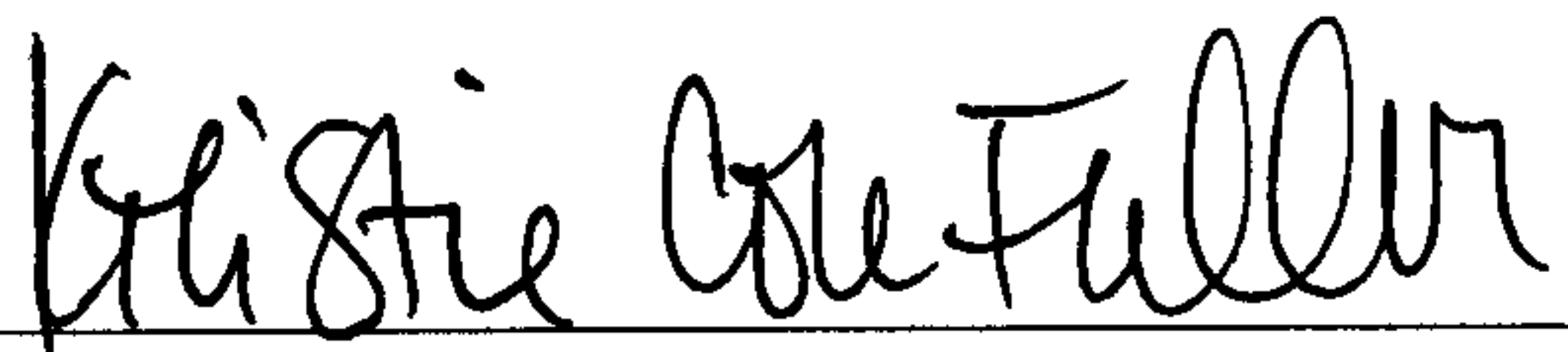
*****[CKNOWLEDGEMENT ON NEXT PAGE]*****

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I, the undersigned authority, a Notary Public in and for said county and in said state, hereby certify that Crystal Tennyson, whose name as Vice President of ServisFirst Bank, an Alabama banking corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she as such officer, and with full authority, executed the same voluntarily for and in the act of said corporation.

Given under my hand and official seal this 23rd day of August, 2011.



NOTARY PUBLIC
My Commission Expires: 6/19/13



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EXHIBIT A
Description of Real Estate

LOT 3-15, ACCORDING TO THE PLAT OF CHELSEA PARK 3RD SECTOR AS RECORDED IN
MAP BOOK 34, PAGE 23 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA



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