


AFTER RECORDING  
PLEASE RETURN TO: COMPASS BANK  
401 WEST VALLEY AVE  
HOMEWOOD, AL 35209

  
20110930000290540 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
09/30/2011 12:43:23 PM FILED/CERT

## **SUBORDINATION AGREEMENT**

Borrower: TODD McMICHEN and THERESA L McMICHEN

Property Address: 5227 BROKEN BOW LANE, BIRMINGHAM, AL 35242

This Subordination Agreement dated **09/23/2011** is between COMPASS BANK, (Junior Lender),  
And COMPASS BANK (New Senior Lender).

### **RECITALS**

COMPASS BANK, (Junior Lender), owns and holds a promissory note in the amount of **\$29,036.00**

Dated **July 26, 2011** and recorded **August 9, 2011** in **Instrument 20110809000233470** of the public  
records of **Shelby (County), Alabama (State)**.

Borrowers are current owners of the Property, and wish to replace their current first position mortgage loan  
on the Property with a new first position mortgage loan secured by the Property from New Senior Lender in  
the new principal sum of **\$150,000.00** Dated: **09/23/2011**. This will be the New Senior Security  
Instrument.

#### **1. Subordination of Junior Lender's Interest.**

Junior Lender agrees that its security interest and all of Junior Lender's rights thereunder shall at all times  
be inferior and subordinate to the Senior Lender's new security instrument and Senior Lender's rights in  
the Property, including any extensions, renewals, or modifications up to a maximum amount of  
**\$150,000.00** plus interest. Junior Lender consents without possibility of revocation, and accepts all  
provisions, terms and conditions of the New Senior Lender's Security Instrument.

#### **2. No Subordination to Additional Matters**

Junior Lender is subordinating its lien/security interest to the Senior Lender's security Instrument only, and  
not to other or future liens or security interests in the Property. Junior Lender has no obligation to consent  
to future requests for subordination of its lien-security interest.

#### **3. No Waiver of Notice**

Upon the execution of the subordination of Junior Lender's security instrument to the new Senior Lender,  
the Junior Lender waives no rights it may have, if any, under the laws of the State in which the Property is  
located, or any Federal rights to which the Junior Lender may be entitled.

#### **4. Assignment**

This agreement shall be binding upon and inure to the benefit of the Junior Lender and Senior Lender, and  
their respective successors, assigns, trustees, receivers, administrators, personal representatives, legatees,  
and devisees.

#### **5. Governing (Applicable) Law**

This agreement shall be governed by the laws of the State in which the Property is located.

#### **6. Reliance**

This Agreement can be relied upon by all persons having an interest in the Property or the New Security  
Instrument.

#### **7. Notice**

Any notice or other communication to be provided under this agreement shall be in writing and sent to the  
parties at the address described in this Agreement, or such other address as the parties may designate in  
writing from time to time.

**8. Entire Agreement (Integration)**

This Agreement and any related documents represent the complete and integrated understanding between Junior Lender and New Senior Lender pertaining to the terms and conditions of this Agreement. Any waiver, modification, or novation of this agreement must be in writing, executed by New Senior Lender, (or its successors or assigns), or Junior Lender, (its successors or assigns) and, if this Agreement was recorded in the real estate records of the government entity in which the Property is located, recorded in such real estate records, to be enforceable.

**9. Waiver of Jury Trial**

Junior Lender and the New Senior Lender hereby waive any right to trial by Jury in any action arising out of, or based upon this Agreement.

**10. Acceptance**

New Senior Lender and Junior Lender acknowledge that they have read, understand, and agree to the terms and conditions of this Agreement. This Agreement must be recorded within 90 days of the date of the Agreement, or the Agreement will be null and void.

Junior Lender: Christie Johnson

Title: AVP of Compass Bank

New Senior Lender: Ronda C Skipper

Title: VP

State of Alabama

County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christie Johnson as Assistant Vice President of Compass Bank, whose name(s) is/are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they/he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of September, 2011.

(Seal)

Nkechi Logan  
Notary Public

My commission expires: \_\_\_\_\_

**Nkechi Logan**  
**MY COMMISSION EXPIRES**  
**APRIL 29, 2015**