20111206000368060 1/4 \$21.00

Shelby Cnty Judge of Probate, AL

12/06/2011 02:41:21 PM FILED/CERT

Tax Parcel Number: N/A

Recording requested by: LSI
When recorded return to:
Custom Recording Solutions
5 Peters Canyon Road Suite 200
Irvine, CA 92606 | 300-756-3524 Ext. 5011

This Instrument Prepared by:
Wells Fargo
P.O. Box 4149 MAC P6051-019
Portland, OR 97208-4149
1-800-945-3056

{Space Above This Line for Recording Data}

Account Number: XXX-XXX-XXX8233-0001

Reference Number: 325401000239906

SUBORDINATION AGREEMENT FOR CLOSED-END MORTGAGE

Effective Date:

10/6/2011

Owner(s):

CHARLES M ROBBINS

CHRISTINE L ROBBINS

Current Lien Amount: \$44,000.00.

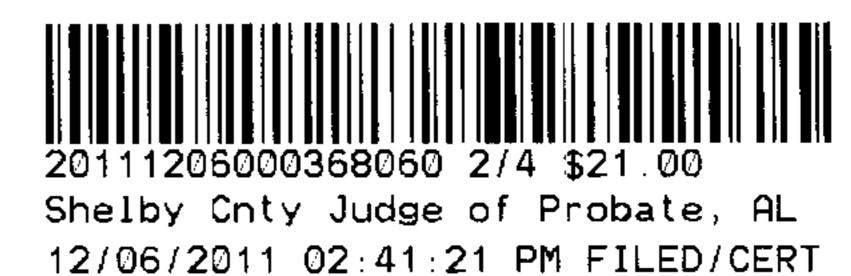
Senior Lender: Wells Fargo Bank, N. A.

Subordinating Lender: Wells Fargo Bank, N.A. A SUCCESSOR IN INTEREST TO WACHOVIA BANK,

NATIONAL ASSOCIATION

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: 158 RIVER DR, WILSONVILLE, AL 35186



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.

CHARLES M ROBBINS & CHRSTINE L ROBBINS; MARRIED (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 Closed-End Mortgage (the "Existing Security Instrument") given by the Owner, covering that real property, more particularly described as follows:

See Exhibit A

which document is dated the 24th day of September, 2007, which was filed in Instrument # 20071002000459840 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 secures repayment of a debt evidenced by a note or a line of credit agreement extended to CHARLES M ROBBINS (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 \$168,172.00 (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.

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

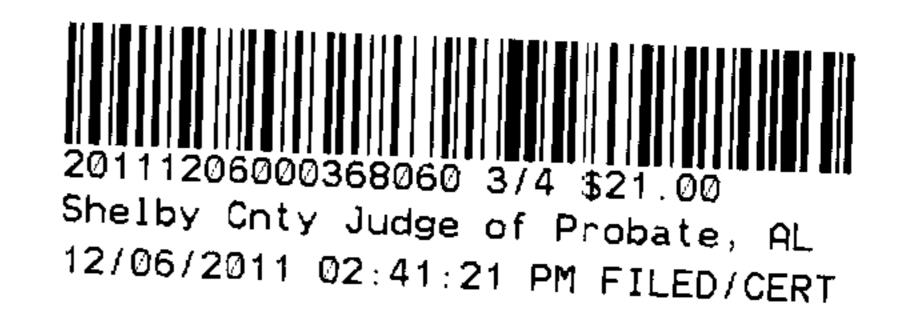
Subordinating Lender hereby subordinates the lien of the Existing Security Instrument, and all of its modifications, extensions and renewals, to the lien of the New Security Instrument. This Agreement is effective as to any sum whose repayment is presently secured or which may in the future be secured by the Existing Security Instrument.

B. General Terms and Conditions

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.

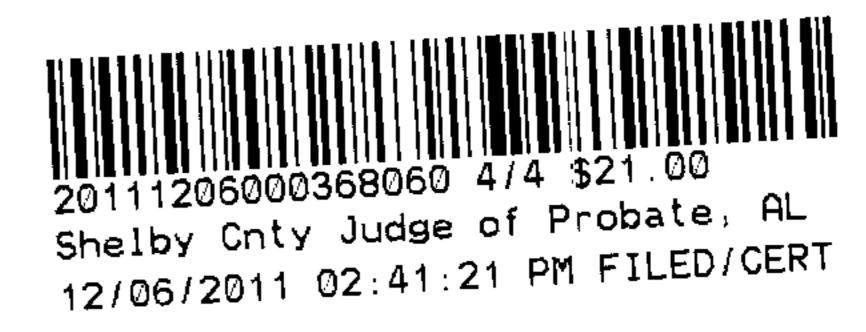


C. Signatures and Acknowledgements

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.	
R _V	10/6/2011
(Signature)	<u>10/6/2011</u> 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 acknowledge administer oaths this day of,,	by Christopher L. Wheeler as Officer of Wells Fargo
Board of Directors. She is personally known to me or has (Notary Publ	produced satisfactory proof of his/her identity.
SUSANT-Woods	
Embossed Hereon is My Commonwealth of VA	

Notary Public Seal - City of Roanoke
My commission expires 12/31/2011
Susan F. Woods ID # 7134638



Order ID: 12735768 Loan No.: 0331645051

EXHIBIT A LEGAL DESCRIPTION

The following described property:

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Lot 8, in Block A. according to the Survey of Riverview Subdivision, as recorded in Map Book 4, Page 63, in the Probate Office of Shelby County, Alabama.

Assessor's Parcel Number: 194180001020006