



20120216000057470 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
02/16/2012 11:41:47 AM FILED/CERT

Real Estate Subordination Agreement

Bank of America, N.A.

This Real Estate Subordination Agreement ("Agreement") is executed as of 02/06/2012, by Bank of America, N.A. ("Subordinator"), having an address of:

4161 Piedmont Parkway
Greensboro, NC 27410

in favor of FLAGSTAR BANK, FSB ("Junior Lien Holder"), having an address for notice purposes of:
PO BOX 7026
TROY, MI 48007

Whereas, Subordinator is the owner and holder of, or creditor under, the indebtedness described in and secured by a security instrument (deed of trust, deed to secure debt or mortgage) dated 01/19/2006, executed by MICHAEL DICKENS AND JODY DICKENS, with a property address of:
104 WINDSOR CIR, PELHAM, AL 35124

which was recorded on 2/2/2006, in Volume/Book N/A, Page N/A, and Document Number 20060202000055950, and if applicable, modified on _____, in Volume/Book N/A, Page N/A, Document Number N/A, of the land records of SHELBY county, AL, as same may have been or is to be modified prior hereto or contemporaneously herewith (the "Senior Lien"), encumbering the land described therein (said land and such improvements, appurtenances and other rights and interests regarding said land, if any, as are described in the Senior Lien being called herein collectively, the "Property"); and

Whereas, Junior Lien Holder has been requested to make a loan, line of credit or other financial accommodation to MICHAEL DICKENS AND JODY DICKENS (jointly and severally, "Borrower"), to be secured by, without limitation, either a deed of trust, deed to secure debt or mortgage (the "Junior Lien"), covering, without limitation, the Property and securing the indebtedness described therein including the payment of a promissory note, line of credit agreement or other borrowing agreement made by Borrower and/or others payable to the order of FLAGSTAR BANK, FSB in the maximum principal face amount of \$211,000.00 (the "Principal Amount"), including provisions for acceleration and payment of collection costs (the "Obligation"); the Junior Lien and the Obligation to contain such other terms and provisions as Bank of America and Borrower shall determine; and

Now Therefore, for good and valuable consideration the receipt and adequacy of which are hereby acknowledged, and with the understanding by Bank of America that Junior Lien Holder will rely hereon in making the Obligation, Bank of America agrees and covenants that the Senior Lien and the rights of Bank of America thereunder and all other rights of Bank of America now or hereafter existing in or with respect to the Property are hereby subordinated, and are and shall remain completely and unconditionally subordinate to the Junior Lien and the rights of Junior Lien Holder thereunder regardless of the frequency or manner of renewal, extension, consolidation or modification of the Junior Lien and/or the Obligation.

This Subordination Agreement is limited to an amount of \$211,000.00, which is the original amount of the Junior Lien Holder's principal balance; plus interest and any additional amounts advanced pursuant to the provision of said security instrument for payment of insurance premiums, taxes, cost of collection or protection of the value of the Property or Junior Lien Holder's rights in the Property. This Agreement shall insure to the benefit of Junior Lien Holder and be binding upon Bank of America, its successors and assigns and shall be binding upon any purchaser or purchaser (at foreclosure or otherwise) of the Property, or any part thereof, and their respective heirs, personal representatives, successors and assigns.

Bank of America N.A.

Two witness signatures required in AL, LA and NH.

By: Jean English
Its: Assistant Vice President



02/06/2012

Date

Witness Signature

Cristie Wiley

Typed or Printed Name

Witness Signature

Tara Grant

Typed or Printed Name



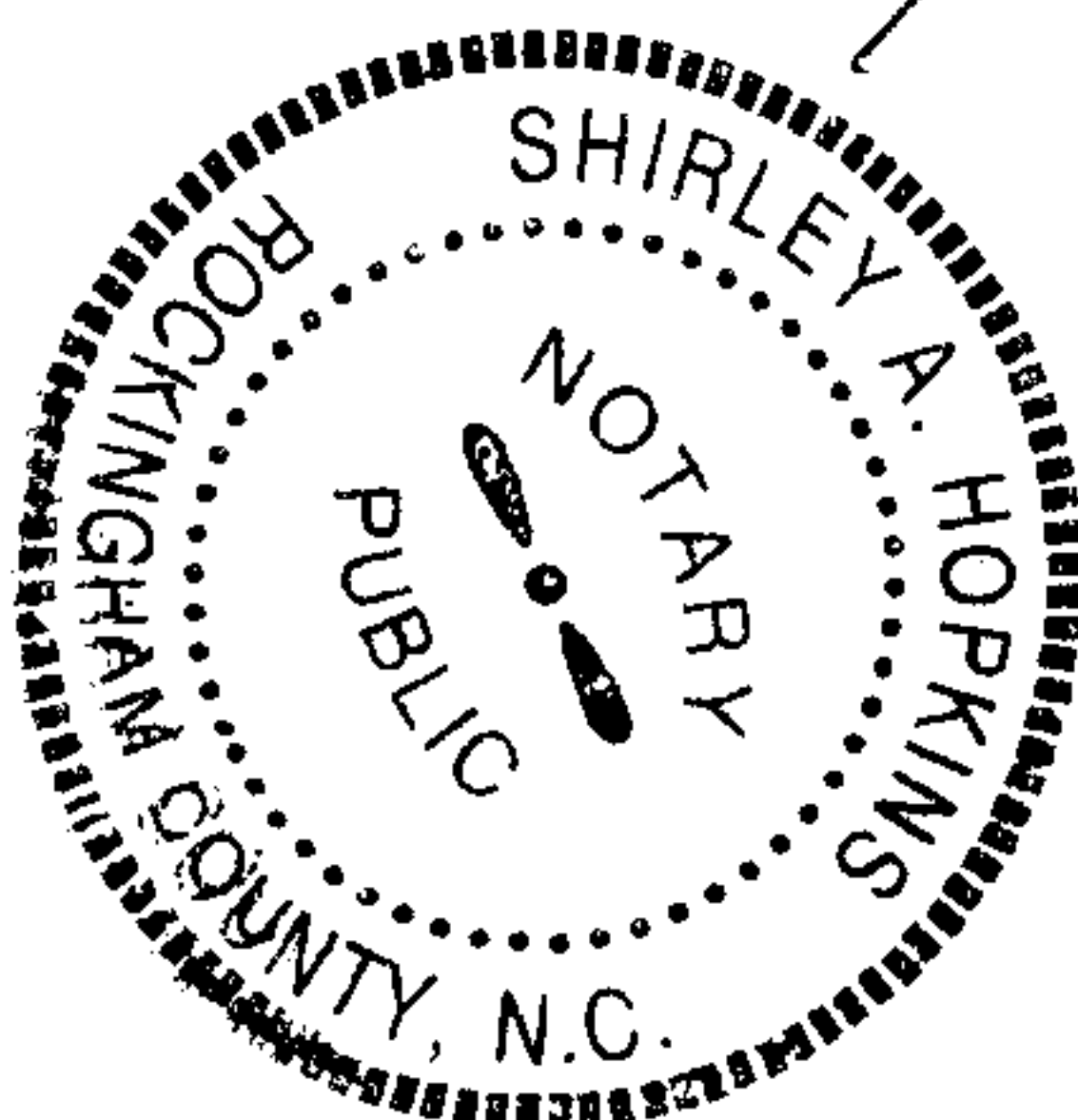
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Individual Acknowledgment:

State/Commonwealth/District of North Carolina
County of Guilford/Greensboro


On this the Sixth day of February, 2012, before me, Shirley A. Hopkins the undersigned Notary Public, personally appeared Jean English, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that (s)he executed the same for the purposes therein contained. In witness whereof I hereunto set my hand and official seal.

Signature of Person Taking Acknowledgment
Commission Expiration Date: 03/02/2014



Bank of America N.A.

Two witness signatures required in AL, LA and NH.

By: 
Its: Deborah Brown
Assistant Vice President

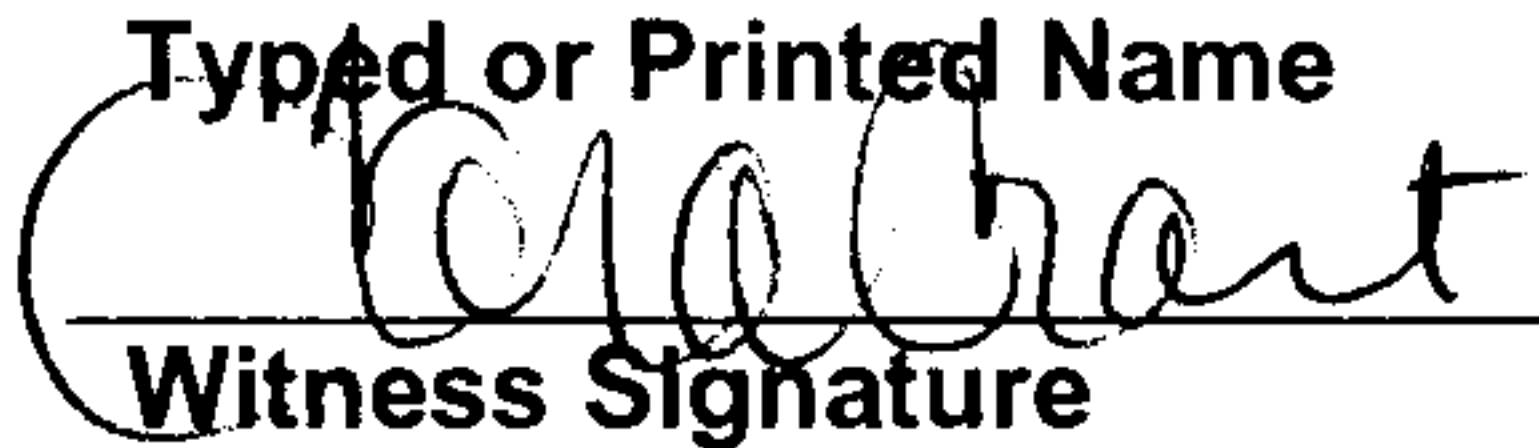
02/06/2012

Date


Witness Signature

Cristie Wiley

Tara Grant
Typed or Printed Name


Witness Signature

Tara Grant

Tara Grant
Typed or Printed Name



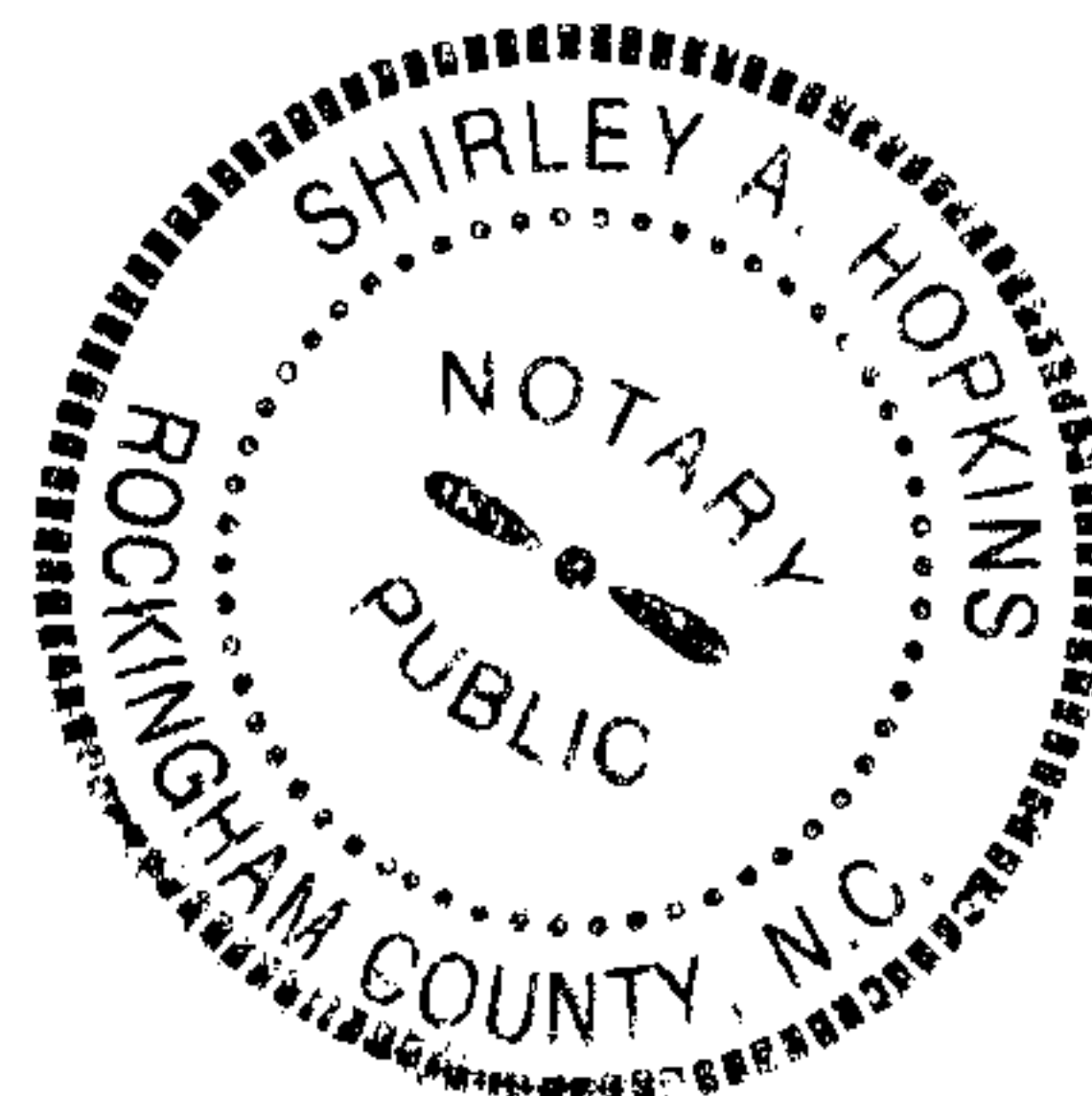
Corporate Acknowledgment:

State/Commonwealth/District of North Carolina
County/City of Guilford/Greensboro

Personally appeared before me, on this the Sixth day of February, 2012, before me, Deborah Brown, who acknowledged him/herself to be the Assistant Vice President of Bank of America, N.A and that (s)he, as such Assistant Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as Assistant Vice President, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed in the above and foregoing instrument and acknowledged that he/she/they executed the same in his/her/their representative capacity(ies), and that by his/her/their signature(s) on the instrument, and as the act and deed of the person(s) or entity(ies) upon behalf of which he/she/they acted, executed the above and foregoing instrument, after having been duly authorized to do so.


Signature of Person Taking Acknowledgment

Commission Expiration Date: 03/02/2014



Prepared By:
Bank of America Subordination Unit
4161 Piedmont Parkway
Greensboro, NC 27410

After recording return to:
Bank of America Collateral Tracking
4161 Piedmont Parkway
Greensboro, NC 27410
Account #: 6895100991XXXX



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