



20120410000122880 1/4 \$21.00  
Shelby Cnty Judge of Probate, AL  
04/10/2012 11:59:09 AM FILED/CERT

AFTER RECORDING  
PLEASE RETURN TO:

When Recorded Return To:

Indecomm Global Services  
2925 Country Drive  
St. Paul, MN 55117

77519356 SUBORDINATION AGREEMENT

Borrower: DAVID W. MORRISSE & KIMBERLY M. MORRISSE

Property Address: 133 HIGH CREST RD. PELHAM, AL. 35124

This Subordination Agreement dated 1/17/2012, is between COMPASS BANK, (Junior Lender),

And CITIBANK, N.A., (New Senior Lender).

#### RECITALS

COMPASS BANK, (Junior Lender), owns and holds a promissory note in the amount of \$65,760.00,

Dated 05/14/2008, and recorded in book \_\_\_\_\_, page \_\_\_\_\_, as instrument

Number 20080618000249420 on 06/18/2008 (date), in 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 \$ 354,800.00 Dated: 1/26/2012 \*. This will be the New Senior Security Instrument.

\* Recorded on 2/10/2012 as  
Inst# 2012.0210000051250

#### 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 \$ 354,800.00, 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: \_\_\_\_\_

Title: \_\_\_\_\_

State of Alabama

County of \_\_\_\_\_

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 17th day of January, 2012.

(Seal)

Nkechi Logan  
Notary Public

My commission expires:

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

State of \_\_\_\_\_

County of \_\_\_\_\_

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_, as \_\_\_\_\_ (title) of \_\_\_\_\_ (institution) 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Seal)

Notary Public

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

prepared by: Christie Johnson  
401 West Valley Ave.  
Birmingham, AL 35209



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:

Title: AVP Christie Johnson of Compass Bank

New Senior Lender:

Title: AVP Lorenzo Baylor citibank NA

State of Alabama

County of Shelby

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 17th day of January 2012.

(Seal)

Notary Public

My commission expires.

Nkechi Logan

**MY COMMISSION EXPIRES**

**APRIL 29, 2015**

State of Missouri

County of St. Charles

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify

that Lorenzo Baylor, as Assistant VP (title) of CITIBANK NA (institution) 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 16th day of February 2012.

(Seal)

Notary Public

My commission expires: 3-12-2012

RENEE L. MERLA  
Notary Public-Notary Seal  
State of Missouri, St Charles County  
Commission # 08502891  
My Commission Expires Mar 12, 2012

20120410000122880 4/4 \$21.00  
Shelby Cnty Judge of Probate, AL  
04/10/2012 11:59:09 AM FILED/CERT

EXHIBIT "A"

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 19-A, ACCORDING TO THE RESURVEY OF LOTS 19, 20 AND 21, OAK CREST,  
SECTOR TWO, AS RECORDED IN MAP BOOK 30, PAGE 69, IN THE PROBATE OFFICE  
OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TAX ID NO: 144170000002010

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED, JOINT TENANTS WITH  
RIGHT OF SURVIVORSHIP

GRANTOR: KATHY JOSEPH, A SINGLE WOMAN  
GRANTEE: DAVID W. MORRISSE AND KIMBERLY M. MORRISSE, AS JOINT  
TENANTS WITH RIGHT OF SURVIVORSHIP  
DATED: 09/26/2006  
RECORDED: 10/05/2006  
DOC#/BOOK-PAGE: 20061005000494190

ADDRESS: 133 HIGH CREST RD, PELHAM, AL 35124

END OF SCHEDULE A



\*U02438872\*

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