

SUBORDINATION AGREEMENT

Notice: This Subordination Agreement results in your security interest in the property becoming subject to and of lower priority than the lien of some other or later security instrument.

This Subordination Agreement made as of the 27th day of February, 2011, by SouthCity Bank, (name of original lender), having an address of 1350 Montgomery Highway, Vestavia Hills, Alabama 35216 ("Subordinator"), and Fairway Independent Mortgage Corporation (Name of New Lender), a corporation organized and existing under the laws of the The United States with its principal place of business at 6652 Pinecrest Drive, Suite 200, Plano, TX 75024 ("Lender").

RECITALS:

- A. David B. Norton and Shelly Norton (Name of Borrower), of 924 Cove Circle, Hoover, Alabama 35244 (address), ("Borrower") has applied to Lender for a loan to be made to Borrower and to be evidenced by a promissory note secured by a mortgage covering certain real property.
- B. The real property offered by Borrower as security to Lender is currently subject to the prior lien of the mortgage described below.
- C. Lender will make such loan to Borrower only on the condition precedent that such mortgage be subordinated to the lien of the mortgage described below to be given by Borrower to Lender.

In consideration of the matters described above, and of the mutual benefits and obligations set forth in this agreement, the parties agree as follows:

SUBORDINATION AGREEMENT

The mortgage to be subordinated covers real property described as:

See Attached Exhibit A

And made on the 26th day of September, 2011, between David B. Norton and Shelly W. Norton (Borrower) and SouthCity Bank (Subordinator), and filed or recorded on 10/05/2011, in Instrument Number 20111005000295580, of the records of the County of Jefferson, State of Alabama, shall be and the same is now subordinated and made subject and subsequent to the lien of that certain mortgage covering the real property referenced above, dated 26th day of September, 2011 between David B. Norton and Shelly Norton (Borrower) and Fairway Independent Mortgage Corporation (Lender), in a principal amount not to exceed \$248,750.00 and filed or recorded on the 31st day of October, 2011 in Instrument Number 20111031000324990 of the records of the County of Shelby, State of Alabama

The undersigned Subordinator has executed this agreement at 1360 Montgomery Highway Suite 100, Birmingham, Alabama 35216 (designate location), on the date first appearing above.

SOUTHCITY BANK

SouthCity Bank
Subordinator

By: [Signature]

Its: CCO

State of Alabama)
Jefferson County)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify Scott Matthews, CCO of SouthCity Bank whose name(s) is signed to the foregoing Subordination Agreement and who is known to me or has presented a valid driver's license, acknowledged before me on this day that being informed of the contents of said Subordination Agreement, they executed the same such o voluntarily as such officer and with full authority and as their act on the day the same bears date.


Given under my hand and official seal this 27th day February, 2012.

[Signature]
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 1, 2015
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My Commission Expires:

Instrument Prepared by:
Jefferson Title Corp
3500 Colonnade Parkway, Ste 350
Birmingham, AL 35243


20120419000135140 2/3 \$18.00
Shelby Cnty Judge of Probate, AL
04/19/2012 02:56:11 PM FILED/CERT

Agent's File No.: S11-2310

EXHIBIT "A"

Lot 46, according to the Survey of Southlake Cove, as recorded in Map Book 12, Page 98, in the Office of the Probate Judge of Shelby County, Alabama.



20120419000135140 3/3 \$18.00
Shelby Cnty Judge of Probate, AL
04/19/2012 02:56:11 PM FILED/CERT