

20120613000209140 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
06/13/2012 03:29:06 PM FILED/CERT

SUBORDINATION AGREEMENT

Borrower: DAVID T. ZAVATTI AND KATHLEEN A. ZAVATTI

Property Address: 2000 WOODSORREL DRIVE, BIRMINGHAM, ALABAMA 35244

This Subordination Agreement dated MAY 10, 2012, is between COMPASS BANK, (Junior Lender),

And, WELLS FARGO BANK, N.A. (New Senior Lender).

RECITALS

COMPASS BANK, (Junior Lender), owns and holds a promissory note in the amount of \$30,000.00

Dated 11/10/2007 and recorded in Instrument Number 200712050000550590 on 12/5/2007 (date), in SHELBY (County), ALABAMA (State).

The original mortgage or Deed of Trust referenced above secures a home equity revolving line of credit. The \$30,000.00 principal amount of the line of credit secured by the original Deed of Trust is changed to \$50,000.00 The credit agreement with this modification and this modification does not change the maturity date of the original Deed of Trust. Recorded 7/1/2008 in Instrument #20080701000266490

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 \$215,000.00 Dated: 5/10/12. 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 \$215,000.00, 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: 

Title: ASSISTANT Vice President of Compass Bank

New Senior Lender: _____

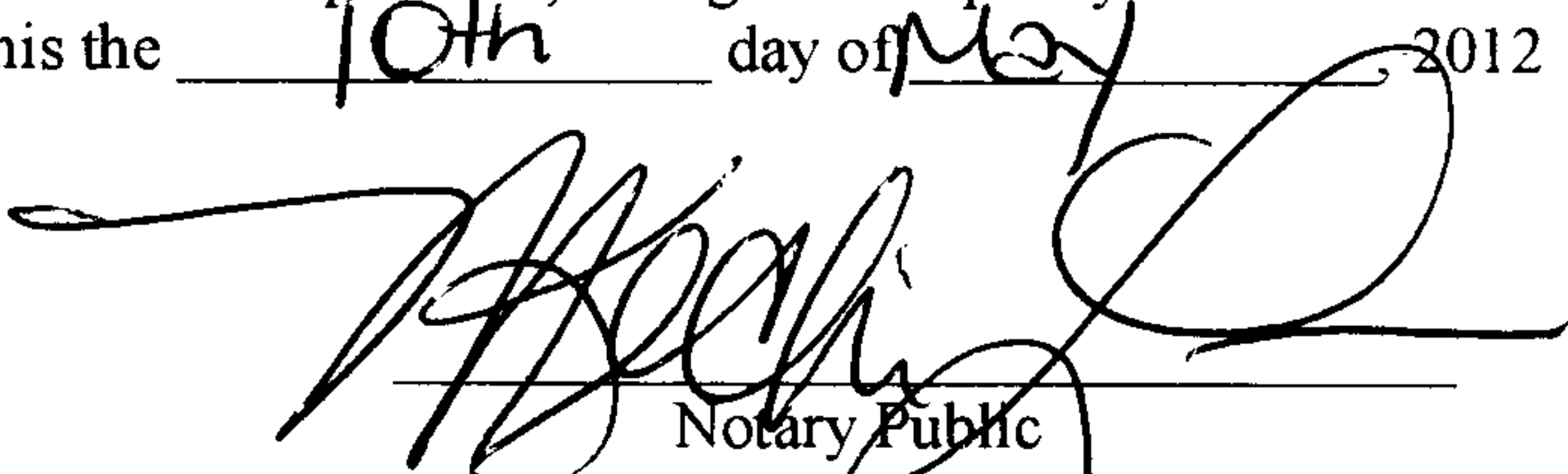
Title: _____

The State of ALABAMA

County of JEFFERSON

I, NKECHI LOGAN a Notary Public in and for said County, in said State, hereby certify that CHRISTIE JOHNSON whose name as ASSISTANT Vice President of Compass Bank , a corporation is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that being informed of the contents of said instrument, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as Assistant Vice President as aforesaid. Given under my hand this the 10th day of May, 2012

(Seal)


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 _____, 2011.

(Seal)

Notary Public

My commission expires: _____



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Exhibit "A"
Legal Description

ALL THAT PARCEL OF LAND IN CITY OF HOOVER, SHELBY COUNTY, STATE OF ALABAMA, AS MORE FULLY DESCRIBED IN DEED INST # 20070206000056430, ID# 11-7-25-0-001-017.000, BEING KNOWN AND DESIGNATED AS:

LOT 13-A ACCORDING TO THE RESURVEY OF LOTS 12 13 AND 39 RIVERCHASE WEST AS RECORDED IN MAP BOOK 6 PAGE 103 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA

BEING KNOWN AS: 2000 WOODSORREL DR, HOOVER, AL 35244

BY FEE SIMPLE DEED FROM DAVID T. ZAVATTI AND KATHLEEN A. ZAVATTI, HUSBAND AND WIFE AND JOYCE M. ZAVATTI, UNMARRIED AS SET FORTH IN INST # 20070206000056430 DATED 01/27/2007 AND RECORDED 02/06/2007, SHELBY COUNTY RECORDS, STATE OF ALABAMA.

Tax/Parcel ID: 11-7-25-0-001-017.000

