


**Tax/Parcel Identification No.:**  
**RECORDING REQUESTED BY**  
**AND WHEN RECORDED MAIL TO:**  
**Charles Schwab Bank,**  
**One Mortgage Way**  
**P.O. Box 5449**  
**Mt. Laurel, NJ 08054**  
**Mail Stop: DC**  
**Loan No: 7118624365 / 0055457030**

  
20120726000269620 1/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
07/26/2012 12:11:09 PM FILED/CERT

**SUBORDINATION AGREEMENT**

**WHEREAS**, Charles Schwab Bank, ("CSB"), whose address is 3000 Leadenhall Road, Mt. Laurel, NJ 08054, is the holder of record of the following described Mortgage ("Mortgage"), covering that certain property in Shelby County, State of Alabama, described in Exhibit A attached hereto and made a part hereof (the "Premises"):

(1) Mortgage executed by Thaddeus F. Coleman, a married person and Shijuana Coleman, Dated September 12, 2008, to secure a loan in the amount of \$150,000.00 in favor of CSB, which Mortgage was recorded on September 22, 2008, as Document/Instrument No. 20080922000373740, in the public records of said County (the "First Mortgage");

(2) Mortgage executed or to be executed by Thaddeus F. Coleman, a married person and Shijuana Coleman, recorded on January 28, 2011, as Document No. 20110128000030660, in the public records of said County, to secure a loan in the amount of \$659,800.00 in favor of CSB (the "Second Mortgage"); and

**WHEREAS**, CSB desires to establish the priority of its two liens and desires to establish the Second Mortgage as a first lien on the Premises and to subordinate the lien of the First Mortgage to the lien of the Second Mortgage.

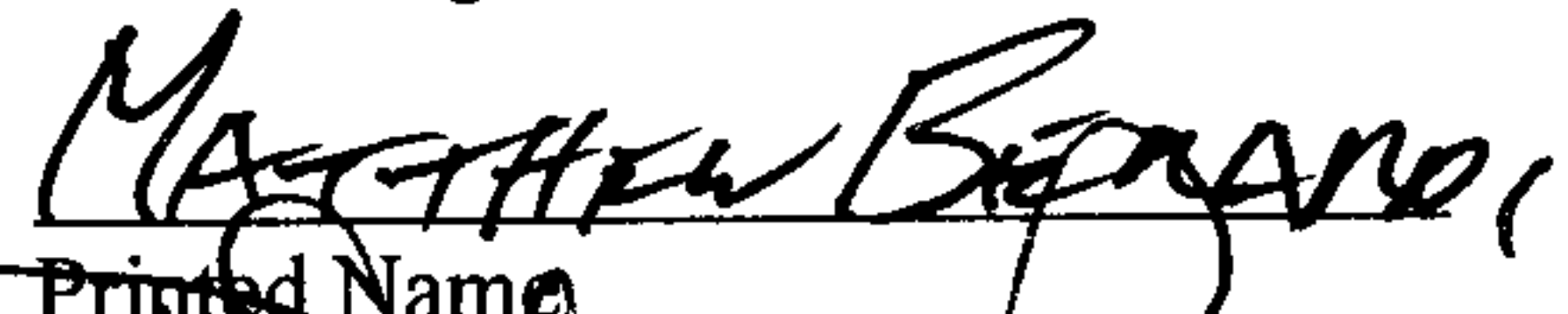
**NOW THEREFORE**, CSB subordinates the lien of the First Mortgage to the lien of the Second Mortgage and declares that the Second Mortgage shall be a first lien on the Premises and shall be entitled to the same rights and privileges, both in law and equity, as it would have had if the Second Mortgage had been executed, delivered and recorded prior to the First Mortgage.

Executed this 20<sup>th</sup> day of July, 2012.

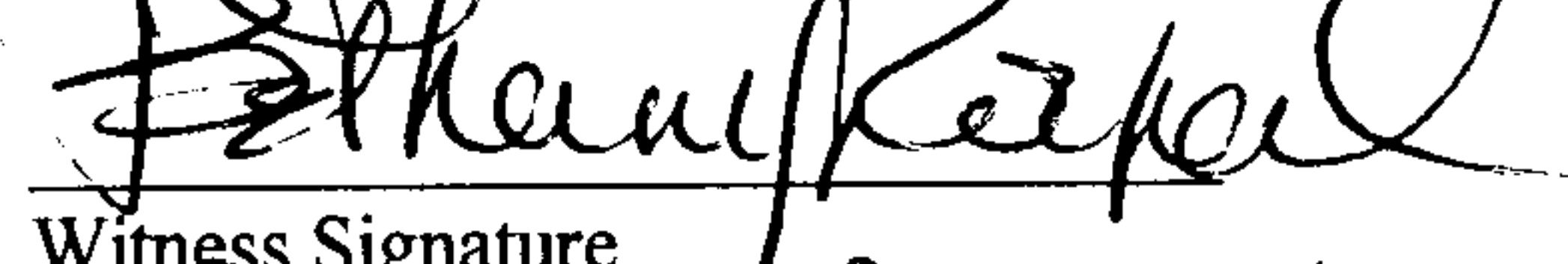
IN THE PRESENCE OF



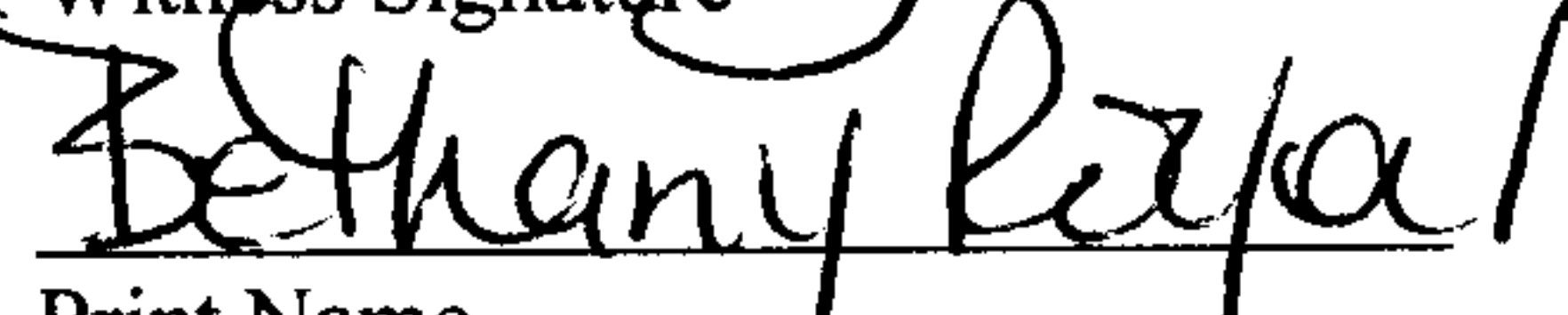
Witness Signature



Printed Name



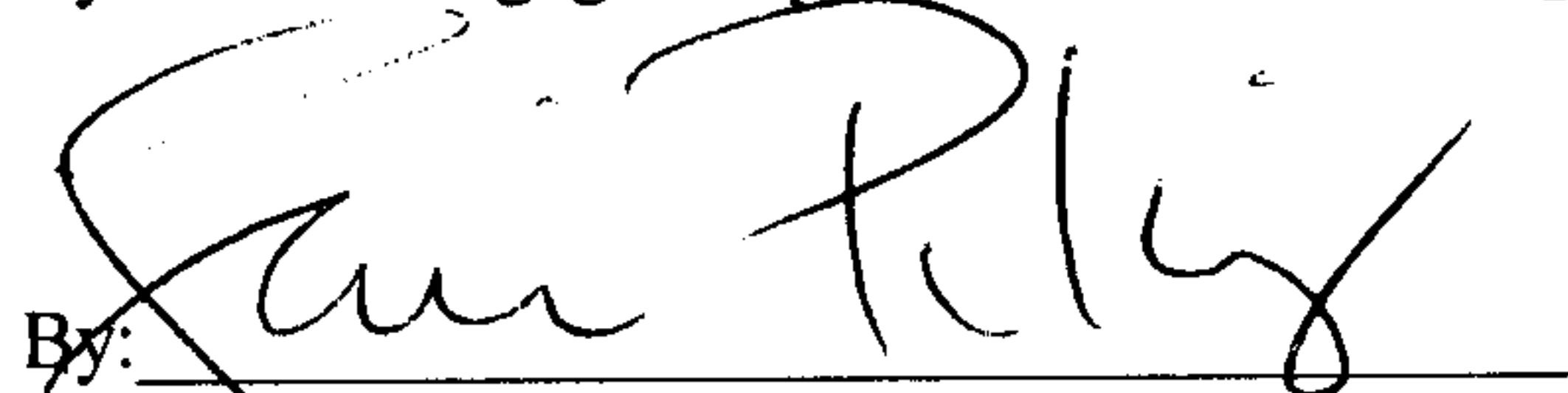
Witness Signature



Print Name

CHARLES SCHWAB BANK

By: PHH Mortgage Corporation, Authorized Agent



By:

Name: LAURIE PERKINS


Title: Vice President



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STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of July, 2012, by Laurie Perkins, Vice President, of PHH Mortgage Corporation, the duly authorized agent of Charles Schwab Bank on behalf of the corporation. She is personally known to me.



Name:

Notary Public, State of Florida

Commission No.:

My Commission Expires:



**Exhibit A**  
**(Property Description)**

COUNTY: SHELBY

PROPERTY ADDRESS: 112 HIGHLAND VIEW DRIVE  
BIRMINGHAM, AL 35242

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THE FOLLOWING DESCRIBED REAL ESTATE, LYING AND BEING IN THE COUNTY OF  
SHELBY, STATE OF ALABAMA, TO-WIT:


LOT 402-A, ACCORDING TO A RESURVEY OF LOTS 402 AND 403, HIGHLAND LAKES, 4TH  
SECTOR, PHASE 1, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 21, PAGE 44,  
IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY  
COUNTY, ALABAMA.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR  
MINERAL RIGHTS OF RECORD, IF ANY.

**FOR INFORMATION ONLY:**

\*PLEASE NOTE VESTED TITLE HOLDER

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