

When Recorded Return To:
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117

SUBORDINATION AGREEMENT

(2) 56833511-1468381

THIS AGREEMENT made and entered into this 24th day of August, 2012

102744 340 000

by and between SPRINGLEAF FINANCIAL SERVICES OF ALABAMA, INC. hereinafter referred to as "Grantee" and Jason H. Brown and Erin Brown, hereinafter referred to as "Grantor".

WHEREAS, Grantee is the holder and owner of a Deed to Secure Debt from

Jason H. Brown and Erin Brown dated, April 25, 2008, filed for record

April 29, 2008, recorded as Instrument 20080429000174640, in Shelby County, Alabama records, conveying property known as 928 Talon Way, Birmingham, AL 35242. Situated in Shelby County, Alabama as is more particularly described in said Deed to Secure Debt, which was made to secure an indebtedness of \$15,000.00 and

WHEREAS Borrower has applied for a loan from Quicken Loans Inc., ISAOA in the amount of \$206,775.00 to be secured by a Deed to Secure Debt conveying the property described in the aforesaid Deed to Secure Debt, and Quicken Loans Inc., ISAOA has declined to make such loan unless said outstanding Deed to Secure Debt in favor of Grantee shall be subordinated to said new loan and the Deed to Secure Debt securing the same,

NOW THEREFORE, in consideration of the sum of \$1.00 in hand paid by Grantor to Grantee, the receipt and sufficiency of which being hereby acknowledged, and in consideration of the consummation of said loan in reliance upon this instrument, Grantee does hereby subordinate all right, title and interest under said outstanding Deed to Secure Debt above set forth, or otherwise in or to the property therein described, as against said loan to be made by Quicken Loans, Inc., ISAOA So that the Deed to Secure Debt to be executed by Grantor to Quicken Loans, Inc., ISAOA shall convey title to the property known as 928 Talon Way, Birmingham, Alabama, as described in said outstanding Deed to Secure Debt of Grantee and superior to the indebtedness thereby secured.

THIS SUBORDINATION AGREEMENT shall be binding upon the successors and assigns of Grantee and shall operate to the benefit of Quicken Loans Inc., ISAOA, its successors and assigns, and of any purchaser at any foreclosure sale under its Deed to Secure Debt.




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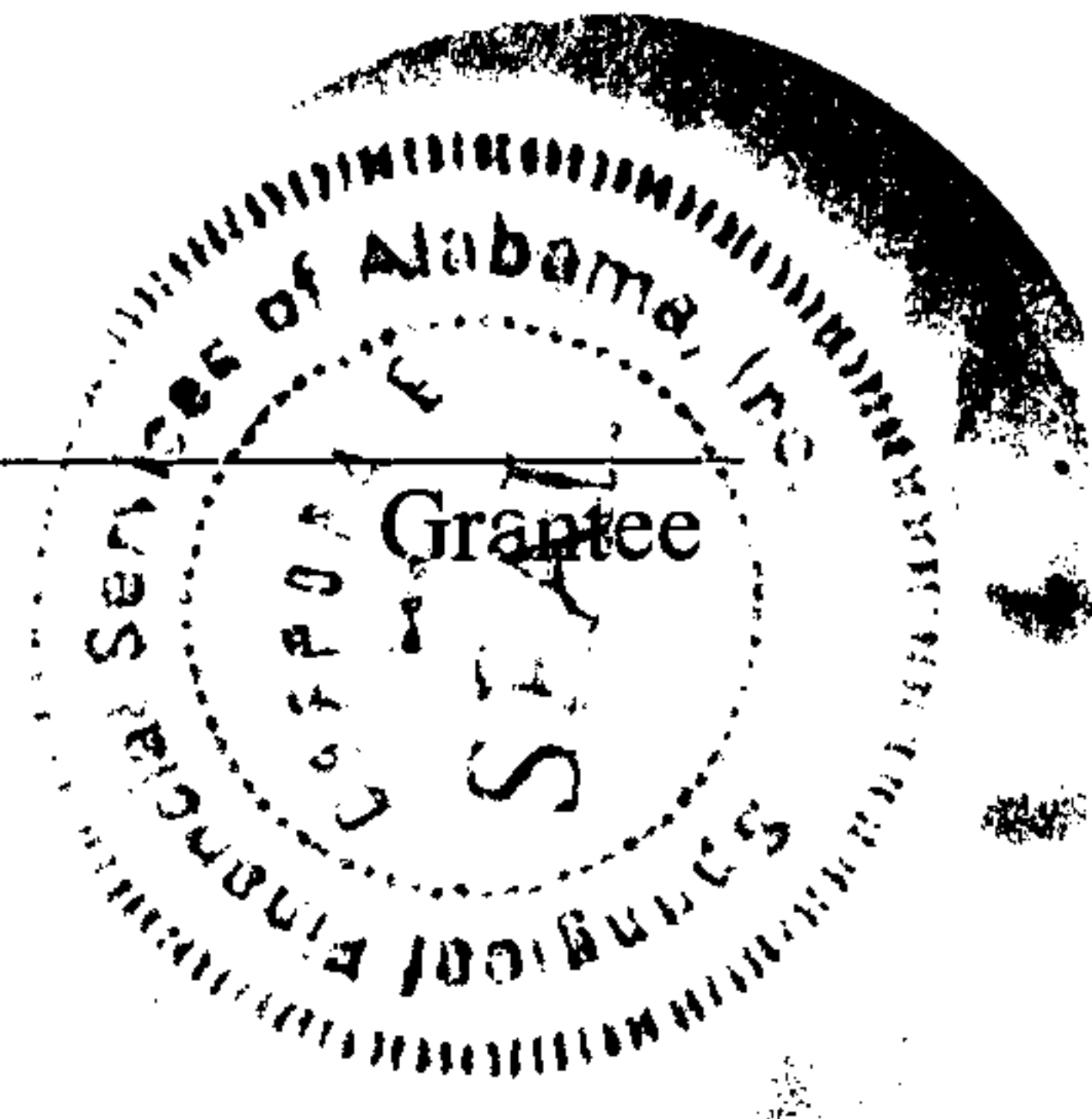
The said outstanding Deed to Secure Debt now held by Grantee shall remain otherwise in full force and effect, the subordination herein provided being limited in application to the proposed loan herein set forth, only to the extend of the loan amount herein above set forth and to such additional advances as may be reasonably necessary for payment of hazard insurance premiums and other amounts necessary to protect Quicken Loans, Inc., ISAOA interest in said property.

Lender agrees not to accelerate the maturity of Borrower's Note or to initiate any proceedings against Borrower to foreclose the Deed to Secure Debt from Borrower until first, giving mortgagee a duplicate copy of notice of any default(s) required to be given Borrower under Borrower's Note, Deed to Secure Debt or other loan agreement with Lender, and second giving mortgagee the right to cure such default(s) within the notice period stated in such notice.

WHEREFORE the parties hereto have executed, the within instrument by and through their duly authorized officers on the day and year first set forth hereinabove.

SPRINGLEAF FINANCIAL SERVICES OF ALABAMA, INC.
F/K/A AMERICAN GENERAL FINANCIAL SERVICES OF
ALABAMA, INC.


Herb Wilke
Vice President




Witness


Notary Public

Jessica Lynn Stanford


prepared by
Herb Wilke
16075 Dix Toledo Road
Southgate MI 48195

My Commission Expires July 12, 2016



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