

AFTER RECORDING
PLEASE RETURN TO:

prepared by: Compass Bank / C. Graves
3080 Pelham Plaza
Pelham, AL 35124

20121218000483690 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
12/18/2012 12:25:19 PM FILED/CERT

SUBORDINATION AGREEMENT

Borrower: RUSKIN T. YERKES

Property Address: 420 WYNLAKE LANE, MONTEVALLO, AL 35115

This Subordination Agreement dated 10/12/12, 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 \$ 29,600.00,

Dated September 17, 2007, and recorded in book , page , as instrument

Number 20071003000461730 on October 03, 2007 (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 not to exceed \$ 162,800.00 Dated: 11/19/12. 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 \$ 162,800, 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 Graves

Title: AUP of Compass Bank

New Senior Lender:

[Signature]

Title: Vice President Loan Documents

State of Alabama

County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christie Graves, as A 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 19th day of October, 2012.

(Seal)

Mary B Bryant
Notary Public
My commission expires: 2/1/2014

State of Minnesota

County of Hennepin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Pierce Burth, as VPLN Docs (title) of Wells Fargo Bank N.A. (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 12th day of October, 2012.



Michelle A. Maxson
Notary Public Michelle A. Maxson
My commission expires: 1-31-2015

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EXHIBIT "A"

ALL THAT CERTAIN LAND SITUATED IN THE STATE OF ALABAMA, COUNTY OF SHELBY, CITY OF MONTEVALLO, DESCRIBED AS FOLLOWS:




Lot 21, according to the Survey of Phase II, Wynlake Subdivision, as recorded in Map Book 20, Page 12, in the Probate Office of Shelby County, Alabama.


Being all of that certain property conveyed to RUSTIN T. YERKES from TIMOTHY M. GANGLOFF AND WIFE, YVONNE A. GANGLOFF, by deed dated June 22, 2001 and recorded June 28, 2001, AS INSTRUMENT NO. 2001-26663 of official records.

APN #: 23 5 22 0 006 021.000

Commonly known as: 420 WYNLAKE LANE, MONTEVALLO, AL 35115

*WHEN RECORDED, RETURN TO:
FIRST AMERICAN MORTGAGE SERVICES
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING*

 YERKES
46136147
FIRST AMERICAN ELS
SUBORDINATION AGREEMENT
 AL



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