

Tax Parcel Number: 116240002022000

**Recording requested by: LSI**

**When recorded return to :**

**Custom Recording Solutions**

**5 Peters Canyon Road Suite 200**

**Irvine, CA 92606 1575944**

**800-756-3524 Ext. 5011 VA**



20130204000048590 1/4 \$21.00  
Shelby Cnty Judge of Probate, AL  
02/04/2013 03:23:25 PM FILED/CERT

**This Document Prepared By:**

Barbara Edwards, Work Director

Wells Fargo

MAC P6051-019

P.O. Box 4149

Portland, OR 97208-4149

1-800-945-3056

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Account Number: XXX-XXX-XXX1705-1998

Reference Number: 4386540210141074

**SUBORDINATION AGREEMENT FOR  
HOME EQUITY LINE OF CREDIT MORTGAGE**

Effective Date: 12/24/2012

Owner(s): JAMES P REA  
PATRICIA K REA

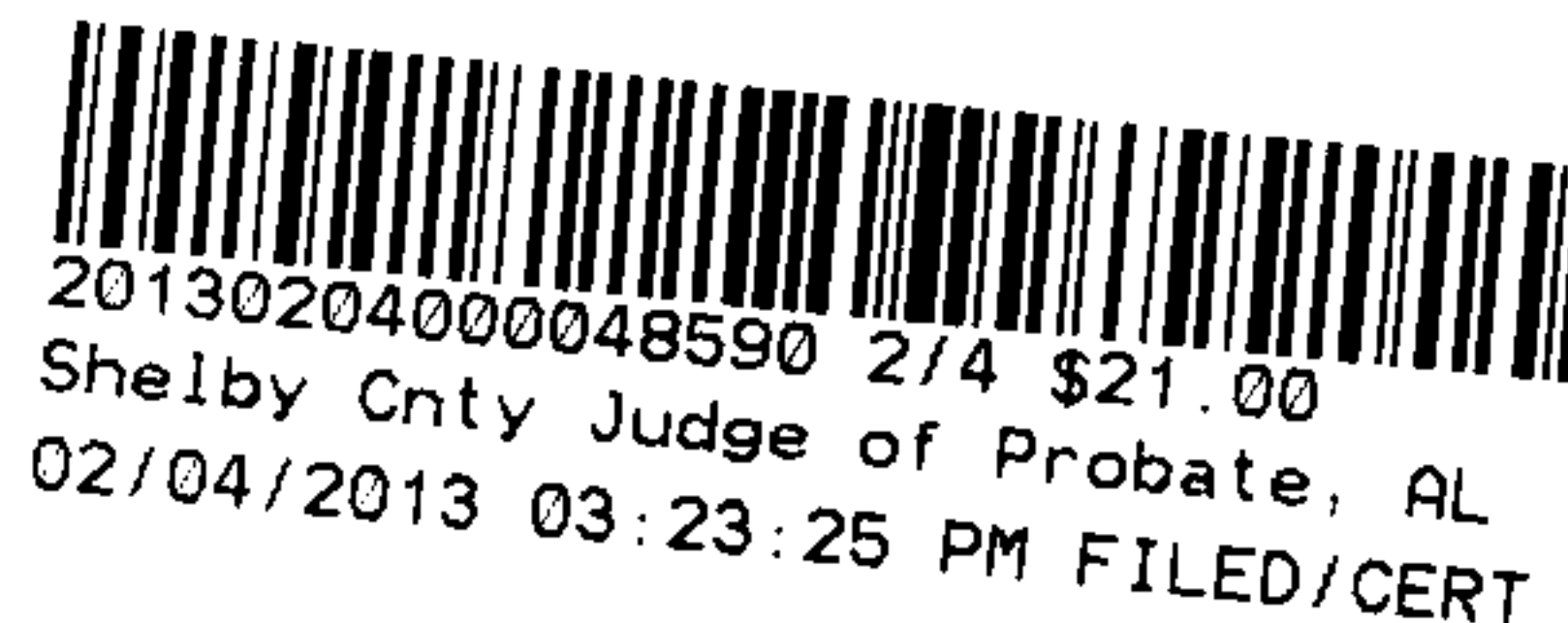
Current Lien Amount: \$70,000.00.

Senior Lender: Wells Fargo Bank, N. A.

Subordinating Lender: Wells Fargo Bank, N.A. A SUCCESSOR IN INTEREST TO WACHOVIA BANK,  
NATIONAL ASSOCIATION

*If Wells Fargo Bank, N.A. is subordinating to Wells Fargo Bank, N.A., this document is notice that the lien securing the loan or line of credit serviced by the Wells Fargo Bank Home Equity Group is subordinated to the first lien loan being originated or modified by the Wells Fargo Home Mortgage Group.*

Property Address: 2112 ARROWLEAF DR, BIRMINGHAM, AL 35244



**THIS AGREEMENT** (the "Agreement"), effective as of the Effective Date above, is made by and among the Subordinating Lender, Owners and the Senior Lender named above.

JAMES P REA; HUSBAND AND PATRICIA K REA; WIFE (individually and collectively the "Owner") own the real property located at the above Property Address (the "Property").

The Subordinating Lender has an interest in the Property by virtue of a Home Equity Line Of Credit Mortgage (the "Existing Security Instrument") given by the Owner, covering that real property, more particularly described as follows:

See Exhibit A

*recorded 5-15-2007*

which document is dated the 18th day of April, 2007, which was filed in Document ID# 20070515000226790 at page N/A (or as No. N/A) of the Records of the Office of the Probate Judge of the County of SHELBY, State of Alabama. The Existing Security Instrument secures repayment of a debt evidenced by a note or a line of credit agreement extended to JAMES P REA and PATRICIA K REA (individually and collectively "Borrower") by the Subordinating Lender.

The Senior Lender has agreed to make a new loan or amend an existing loan in the original principal amount NOT to exceed \$216,087.00 (the "New Loan or Amended Loan"), provided that the New Loan or Amended Loan is secured by a first lien mortgage on the Property (the "New Security Instrument") in favor of the Senior Lender. If the New Loan or Amended Loan exceeds this amount, the Subordination Agreement is VOID.

*Dated 1-31-2013*

The Subordinating Lender is willing to subordinate the lien of the Existing Security Instrument to the lien of the New Security Instrument under the terms set forth in this Agreement.

**NOW, THEREFORE**, for and in consideration of the above recitals, the covenants herein contained, and for good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

**A. Agreement to Subordinate**

Subordinating Lender hereby subordinates the lien of the Existing Security Instrument, and all of its modifications, extensions and renewals, to the lien of the New Security Instrument. This Agreement is effective as to any sum whose repayment is presently secured or which may in the future be secured by the Existing Security Instrument.

**B. General Terms and Conditions**

**Binding Effect** – This Agreement shall be binding upon and inure to the benefit of the respective heirs, legal representatives, successors and assigns of the parties hereto and all of those holding title under any of them.

**Nonwaiver** – This Agreement may not be changed or terminated orally. No indulgence, waiver, election or non-election by New Lender or the trustee(s) under the New Security Instrument or related documents shall affect this Agreement.


**Severability** – The invalidity or unenforceability of any portion of this Agreement shall not affect the remaining provisions and portions of this Agreement.

**C. Signatures and Acknowledgements**

The Subordinating Lender, through its authorized officer, has set its hand and seal as of the Effective Date above unless otherwise indicated.

**SUBORDINATING LENDER:**

Wells Fargo Bank, N.A.

By   
(Signature)

**DEC 24 2012**

Date

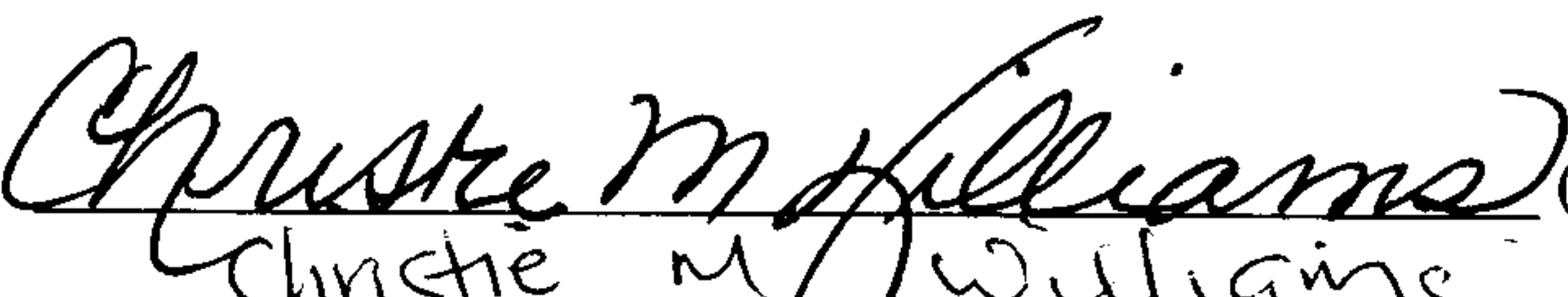

April Johnson Duffey  
(Printed Name)

Vice President Loan Documentation  
(Title)

**FOR NOTARIZATION OF LENDER PERSONNEL**

STATE OF Virginia )  
 )ss.  
COUNTY OF Roanoke )

The foregoing Subordination Agreement was acknowledged before me, a notary public or other official qualified to administer oaths this 24<sup>th</sup> day of December, 2012, by April Johnson Duffey, as Vice President Loan Documentation of Wells Fargo Bank, N.A., the Subordinating Lender, on behalf of said Subordinating Lender pursuant to authority granted by its Board of Directors. S/he is personally known to me or has produced satisfactory proof of his/her identity.

 (Notary Public)  
  
Christie M. Williams  
Notary Public 7524530  
Commonwealth of Virginia  
My Commission Expires June 30, 2016





20130204000048590 4/4 \$21.00  
Shelby Cnty Judge of Probate, AL  
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Order ID: 15759944

Loan No.: 0354872905

## **EXHIBIT A LEGAL DESCRIPTION**

The following described property:

Lot 12, according to the Survey of Riverchase West Residential Subdivision, First addition, as recorded in Map Book 7, Page 2, in the Probate Office of Shelby County, Alabama, situated in Shelby County, Alabama.

Assessor's Parcel Number: 11-6-24-0-002-022.000