

Wells Fargo Home Mortgage
8480 Stagecoach Circle
MAC X3802-03A
Frederick MD 21701-4747
Prepared by: Betty Early

Recording Information:


20130205000049390 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
02/05/2013 10:21:22 AM FILED/CERT

Subordination Agreement

THIS AGREEMENT is made and entered into on this 18th of January by Mortgage Electronic Registration Systems, Inc. "MERS" PO Box 2026 Flint MI 48501-2026 (hereinafter referred to as "Beneficiary") in favor of Wells Fargo Bank, N.A. it's successors and assigns (hereinafter referred to as "Lender").

WITNESSETH

WHEREAS, Mortgage Electronic Registration Systems, Inc did loan Victor Temple and Ella Temple ("Borrower") the sum of \$35,300 which loan is evidenced by a promissory note dated February 27, 2004 executed by Borrower in favor of MERS as nominee for Southtrust Bank and is secured by a Deed of Trust even date therewith (the "Deed of Trust") covering the property described therein and recorded as Instrument # 2004030400011580 Book n/a Page n/a of the real property records in the office of Shelby County, State of Alabama and .

WHEREAS, Borrower has requested that Lender lend to it the sum of \$163,749 (not to exceed), such loan to be evidenced by the promissory note dated 1-25-13 executed by Borrower in favor of Lender and secured by a Mortgage of even date therewith (the "New Mortgage") covering in whole or in part of the property covered by the Mortgage: and

WHEREAS, Lender has agreed to make a loan to the Borrower, if, but only if, the New Mortgage shall be and remain a lien or charge upon the property covered thereby prior and superior to the lien or charge of the Mortgage and provided that Beneficiary will specifically and unconditionally subordinate the lien or charge of the Mortgage to the lien or charge of the New Mortgage of Lender.

NOW, THEREFORE, in consideration of One Dollar and in consideration for the premises and for other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, and in order to induce Lender to make the Loan above referred to, Beneficiary agrees as follows:

1. The New Mortgage and the note secured thereby and the debt evidenced by such and any and all renewals and interest payable on all of said debt and on any and all such renewals and extensions shall be and retain at all times a lien or charge on the property covered by the New Mortgage, prior and superior to the lien or charge of the Mortgage in favor of Beneficiary.
2. Beneficiary acknowledges that it intentionally waives, relinquishes, and subordinates the priority and superiority of the lien or charge of the Mortgage in favor of the lien or charge of the New Mortgage in favor of Lender and that it understands that in reliance upon and in consideration of this waiver, relinquishment, and subordination specific loans and advances are being and will be made, and as part and parcel thereof specific monetary and other obligations are being and will be entered into by Lender which would not be made or entered into but for such reliance upon this waiver, relinquishment, and subordination.

3. This agreement contains the entire agreement between the parties hereto as to the loan secured by the Mortgage and the Loan secured by the New Mortgage, and the priority thereof, and there are no agreements, written or oral, outside or separate from this agreement and all prior negotiations are merged into this agreement.

4. This agreement shall insure to the benefit of and be binding upon the successors and assigns of the parties.

This subordination agreement shall become invalid in the event that the new loan amount exceeds \$163,749.

BENEFICIARY: Mortgage Electronic Registration Systems, Inc. "MERS"

BY: Ralph L. Hall
Ralph L. Hall

ITS: Vice President

State of Maryland

County of Frederick

I, the undersigned authority, Notary Public in and for said County, in said State, hereby certify that Ralph L. Hall whose name as Vice President, of MERS 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, (s) he as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand and official seal this the 18th day of January 2013.



Betty Early
Notary Public

My Commission Expires: 12/17/16



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