

THIS INSTRUMENT PREPARED BY:
GEORGE M. VAUGHN, ESQ.
300 CAHABA PARK CIRCLE SUITE 200
BIRMINGHAM, ALABAMA 35242

SUBORDINATION AGREEMENT

STATE OF ALABAMA
COUNTY OF SHELBY

This Subordination Agreement, made and entered into on this the 28TH day of FEBRUARY, 2013, by and between ALABAMA TELCO CREDIT UNION, ITS SUCCESSORS AND/OR ASSIGNS, as Party of the First Part, and NATIONAL BANK OF COMMERCE, ITS SUCCESSORS AND/OR ASSIGNS, as Party of the Second Part.


WITNESSETH

THAT, WHEREAS, LISA SELTZER AND MURRAY SELTZER, have an outstanding loan in favor of ALABAMA TELCO CREDIT UNION, as set forth in INSTRUMENT #20120322000099820, in the Office of the Judge of Probate of SHELBY County, Alabama on that certain real estate located on the real property located on Exhibit "A" attached hereto to secure an indebtedness of \$145,000 and said lien is in full force and effect; and,

WHEREAS, LISA SELTZER AND MURRAY SELTZER, have made an application to the Party of the Second Part for a loan in the sum of \$189,000 and said Party of the Second Part is willing to make said loan to the said LISA SELTZER AND MURRAY SELTZER, provided they furnish the party of the Second Part with a mortgage on the land described in the aforesaid lien, and the said ALABAMA TELCO CREDIT UNION, ITS SUCCESSORS AND/OR ASSIGNS, subordinate the above described lien and make the same second and subservient to the mortgage of NATIONAL BANK OF COMMERCE AND ITS SUCCESSORS AND/OR ASSIGNS; and,

WHEREAS, the said Party of the First Part is willing to subordinate its said lien and make it second and subservient to the mortgage of the said Part of the Second Part as an inducement to it to make said loan.

NOW, THEREFORE, in consideration of the premises, the said Party of the First Part does hereby agree that the lien of LISA SELTZER AND MURRAY SELTZER, to ALABAMA TELCO CREDIT UNION, recorded in the Probate Office of SHELBY County, Alabama in INSTRUMENT #20120322000099820, shall be second and subservient to the mortgage of LISA SELTZER AND MURRAY SELTZER to NATIONAL BANK OF COMMERCE, ITS SUCCESSORS AND/OR ASSIGNS, and recorded in the Probate Office of SHELBY County, Alabama, in 20130227000082990, to secure the sum set forth therein, on the land described therein, and the said lien of the said ALABAMA TELCO CREDIT UNION AND ITS SUCCESSORS AND/OR ASSIGNS, shall be subordinate to the mortgage of NATIONAL BANK OF COMMERCE AND ITS SUCCESSORS AND/OR ASSIGNS.


20130227000083000 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, William R. Chancellor as
SVP - Lending & Collections of said ALABAMA TELCO CREDIT UNION has caused her/his
name to be hereunto signed on this the 8th day of February, 2013.

ALABAMA TELCO CREDIT UNION

BY: Will N. Chaul
As Its: SUP - Lending & Collections

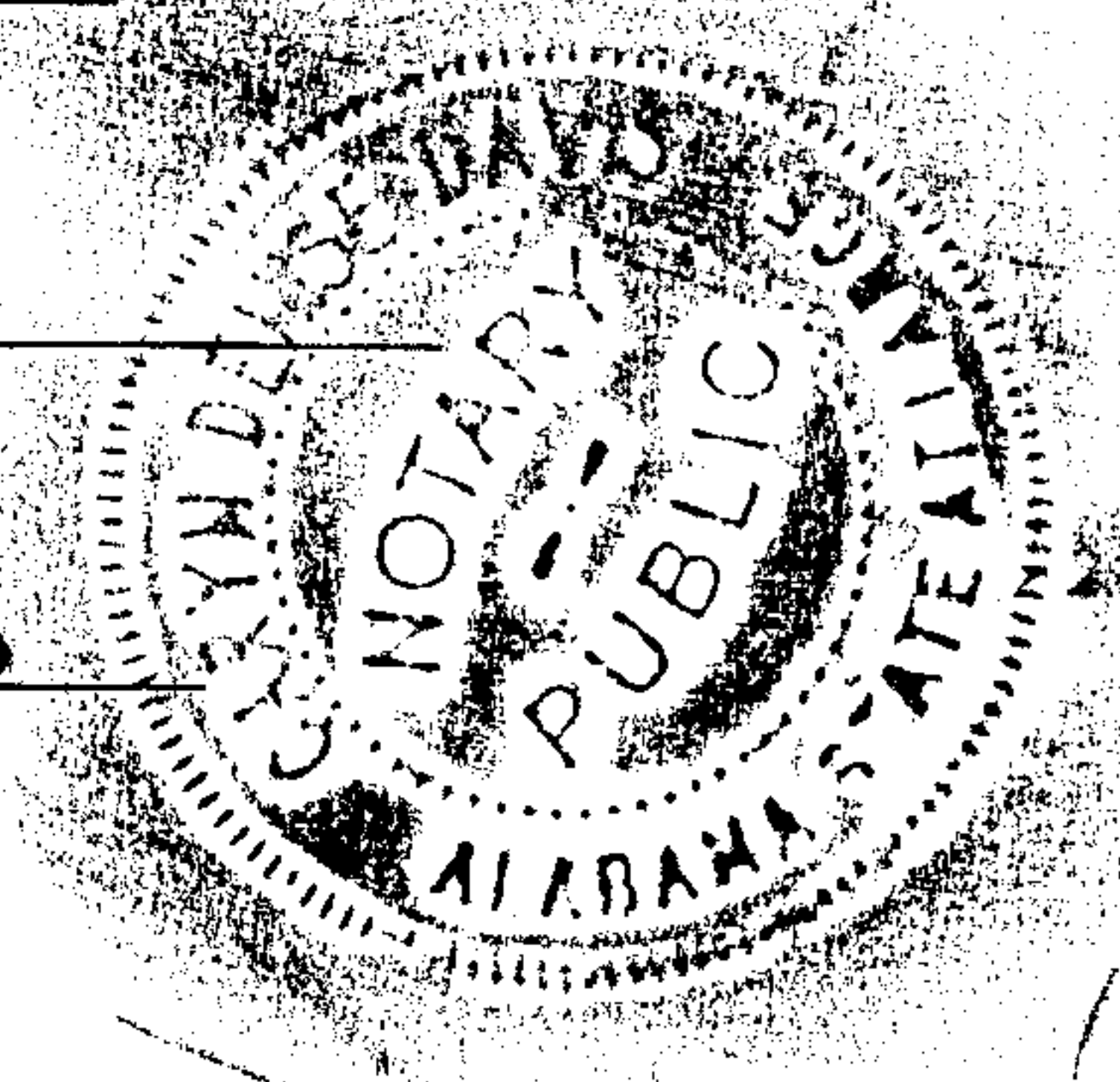
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said State and County, hereby certify that William R. Chancellor, whose name as SVPLending & Collections of ALABAMA TELCO CREDIT UNION, is signed to the foregoing subordination agreement, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this subordination agreement and with full authority as such officer, executed the same voluntarily.

Given under my hand and seal this 8th day of February, 2013.

Carlyn D. Davis
Notary Public

My commission expires: 05-27-15



20130227000083000 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT A

LOT 268, ACCORDING TO THE SURVEY OF NINTH ADDITION TO RIVERCHASE
COUNTRY CLUB RESIDENTIAL SUBDIVISION, AS RECORDED IN MAP BOOK 8,
PAGE 46, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

