


Prepared by:
James Weingartz
for Wells Fargo Bank, N.A.
PO Box 5943
Sioux Falls, SD 57117-5943


20130405000141540 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
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Wells Fargo Financial Cards
PO Box 5943
Sioux Falls, SD 57117-5943

M.I.S. FILE NO

12478510

SUBORDINATION AGREEMENT

This agreement made this 13th day of March, 2013, between Citibank, N.A., (hereinafter referred to as favored creditor) and Wells Fargo Bank, N.A. successor by merger to Wells Fargo Financial Bank, (hereinafter referred to as subordinating creditor), witnesseth:

That in consideration of subordinating creditor entering into this subordination agreement, favored creditor agrees to lend not to exceed \$144,866.00 in accordance with that certain agreement between favored creditor and Jeronnzo A McCoy And Grace R McCoy (debtor).

In consideration of favored creditor making aforesaid loan to debtor, subordinating creditor agrees that the mortgage/deed of trust (hereafter "mortgage") executed in its favor by debtor on February 5, 2013, and recorded in the mortgage records of Shelby County, State of Alabama in Book 20130206000051660, Page , be subject, inferior, junior, secondary and subordinate to a mortgage which is executed by debtor in favor of favored creditor as security for the aforesaid loan, and that said mortgage and debt in favor of favored creditor shall have priority over said mortgage and debt in favor of subordinating creditor, with respect to the property legally described in the mortgage executed in favor of subordinating creditor described above.

Provided, however, that this agreement to subordinate shall not extend to any advances made by favored creditor after the date of the loan described above (except that this subordination agreement shall extend to any future advances made for taxes and insurance to protect favored creditor's interest), and provided, however, that this Agreement is based upon favored creditor's representation that subordinating creditor will not be reduced to less than a second mortgage position by virtue of executing this Agreement.

WELLS FARGO BANK, N.A.
Subordinating Creditor

By Cheryl Kuper 3-13-13
Cheryl Kuper, Title Officer

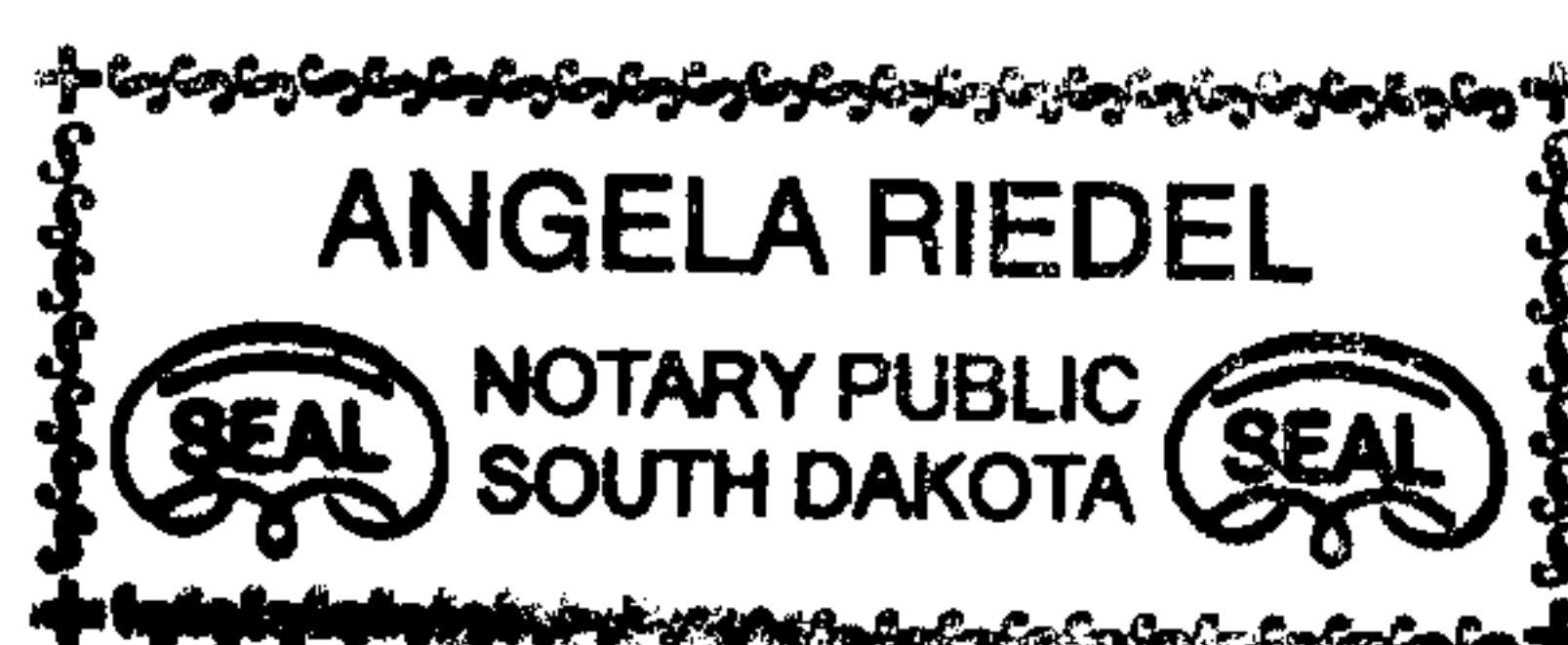
State of South Dakota

County of Minnehaha

I, Angela Riedel, a Notary Public in and for said county in said state, hereby certify that Cheryl Kuper whose name as Title Officer of Wells Fargo Bank, N.A., a national association, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said national association. Given under my hand and seal of office this 13th day of March, 2013.

Angela Riedel
Notary Public

My Commission Expires April 27, 2018





Fidelity National Title Insurance Company

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA IN DOCUMENT NUMBER 20020531000256600 AND IS DESCRIBED AS FOLLOWS:


LOT 22 ACCORDING TO THE SURVEY OF CHANDA TERRACE 6TH SECTOR AS RECORDED IN MAP BOOK 16, PAGE 10, SHELBY COUNTY, ALABAMA.

SUBJECT TO RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY DESCRIBED IN THE DEED TO JERONNZO A. MCCOY AND GRACE R. MCCOY, HUSBAND AND WIFE, FOR AND DURING THEIR JOINT LIVES UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM IN FEE SIMPLE TERRY RONE FREW, MARRIED RECORDED ON MAY 31, 2002 IN DOCUMENT NUMBER 20020531000256600, OF THE PUBLIC RECORDS OF SHELBY COUNTY, ALABAMA.

APN: 13-1-01-2-005-022.000

COMMONLY KNOWN AS 2738 WELLINGTON DR, PELHAM, AL 35124
HOWEVER, BY SHOWING THIS ADDRESS NO ADDITIONAL COVERAGE IS PROVIDED


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