

W 17749193 M

## SUBORDINATION AGREEMENT

20140304000058550 1/3 \$20.00  
Shelby Cnty Judge of Probate, AL  
03/04/2014 12:32:36 PM FILED/CERT

Borrower: Lyman E. Perrine  
Property Address: 2025 King Charles Court, Alabaster, AL 35007  
This Subordination Agreement dated 2/7/14, is between COMPASS BANK, (Junior Lender),  
And, Nationstar Mortgage LLC, dba Greenlight Loans (New Senior Lender).

### RECITALS

COMPASS BANK, (Junior Lender), owns and holds a promissory note in the amount of \$56,000.00  
Dated 3/20/2007 and recorded in Document/Instrument Number 20070409000160240 on 4/9/2007 (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 of \$92,700.00 Dated 2/19/14. 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 \$92,700.00  
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.

**Recording requested by: LSI**

**When recorded return to :**

**Custom Recording Solutions**

**5 Peters Canyon Road Ste. 200**

**Irvine, CA 92606 W 17749193**

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

Junior Lender: Dina Williams

Title: Officer of Compass Bank CP

New Senior Lender: Janice N. L.

Title: Vice President

The State of ALABAMA

County of JEFFERSON

I, Aquanetta L. Dew a Notary Public in and for said County, in said State, hereby certify that Dina Williams whose name as Officer of Compass Bank, a corporation 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, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as Assistant Vice President as aforesaid. Given under my hand this the 7th day of February, 2013 2014

(Seal)

Aquanetta L. Dew  
Notary Public  
My commission expires: \_\_\_\_\_

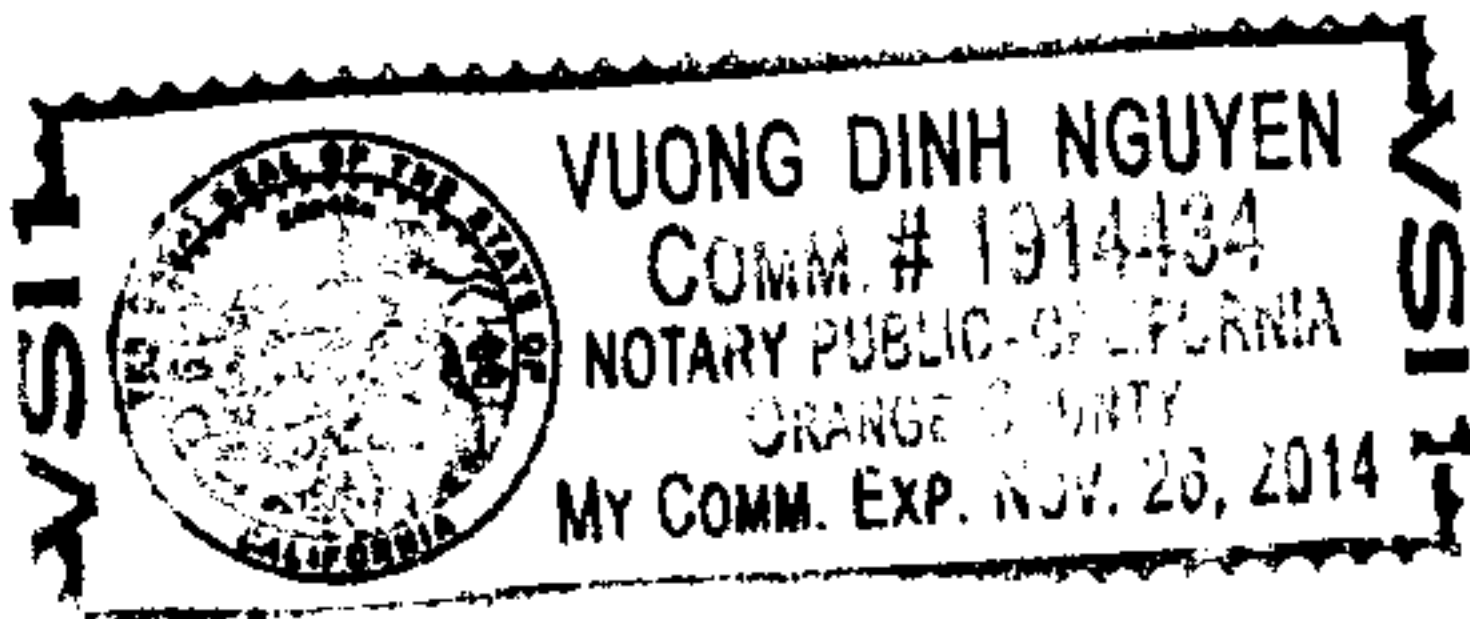
State of CALIFORNIA

County of ORANGE

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Mar 8, 2014  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

I, VUONG DINH NGUYEN the undersigned, a Notary Public in and for said County, in said State, hereby certify that TARA NWLAND, as VP (title) of GREENLIGHT (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 24 day of Feb, 2014 dl

(Seal)



Vuong Dinh Nguyen  
Notary Public

My commission expires: Nov 26, 2014 dl

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Mar 8, 2014  
BONDED THRU NOTARY PUBLIC UNDERWRITERS dl

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Loan # : 0134272313

## **Exhibit A**

### **LEGAL DESCRIPTION**

The following described property:

Real Estate, situated in the City of Alabaster, Shelby County, Alabama, to-wit:

Lot 90, according to the Survey of Kingwood, Third Addition as recorded in Map Book 7 Page 26 in the Probate Office of Shelby County, Alabama. Less and Except: Part of Lot 90, according to the Survey of Kingwood, Third Addition, as recorded in Map Book 7 Page 26, Probate Office of Shelby County, Alabama, more particularly described as follows: Begin at the Northeast corner of said Lot 90; thence in a Westerly direction along the Northerly line of said Lot 90 and along the Southerly line of King Charles Court, a distance of 29.00 feet; thence 89 deg. 28 min. 23 sec. Left, in a Southerly direction, a distance of 51.11 feet to a point on the Southeasterly line of said Lot 90; thence 150 deg. 33 min. 37 sec. Left, in a Northeasterly direction along said Southeasterly line, a distance of 39.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Assessor's Parcel No: 137261001008007



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