


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

  
20140501000129430 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
05/01/2014 01:13:07 PM FILED/CERT

Return to:  
Wells Fargo Bank, N.A.  
PO Box 5943  
Sioux Falls, SD 57117-5943

**SUBORDINATION AGREEMENT** 408 995

This agreement made this 17th day of January, 2014, between Homeward Residential, Inc., (hereinafter referred to as favored creditor) and Wells Fargo Bank, N.A. successor by merger to Wells Fargo Financial Bank, formerly known as Dial 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 \$189,958.00 in accordance with that certain agreement between favored creditor and Walker Turner Jr. And Patsy Turner, Husband And Wife As Joint Tenants With Right Of Survivorship (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 December 24, 2008, and recorded in the mortgage records of Shelby County, State of Alabama in Book n/a, Page n/a, Document 20090113000011350, 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 Sue Bramley 1-17-14  
Sue Bramley, 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 Sue Bramley 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 1-17-14.

Angela Riedel  
Notary Public

My Commission Expires April 27, 2018



**WFG Lender Services, LLC**

**COMMITMENT**

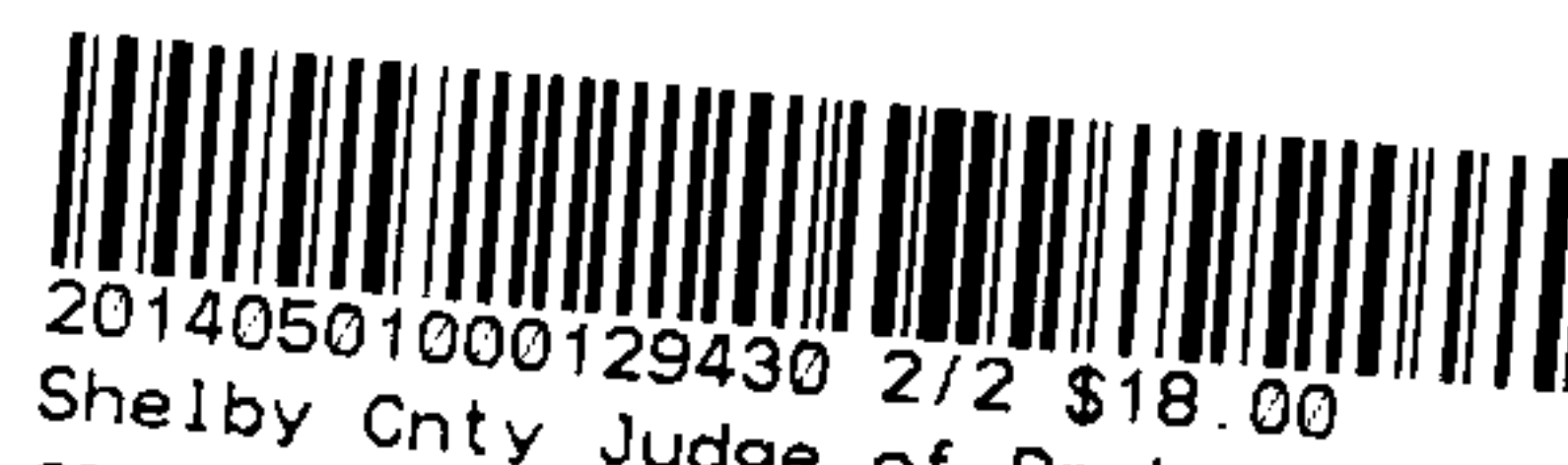
**EXHIBIT "A"**

**LEGAL DESCRIPTION:**

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA,  
TO-WIT:

LOT 801, ACCORDING TO THE MAP AND SURVEY OF OLD CAHABA SECTOR 8, AS  
RECORDED IN MAP BOOK 26, PAGE 3, IN THE OFFICE OF THE JUDGE OF PROBATE  
OFFICE OF SHELBY COUNTY, ALABAMA.

**P.I.D#: 13-4-20-1-006-001.000**



NOTE: This commitment consists of insert pages labeled Schedule A, Schedule B-Section 1, and Schedule B-Section 2. This commitment is of no force and effect unless all schedules are included, along with any Rider pages incorporated by reference in the insert pages.