

SUBORDINATION AGREEMENT

THIS SUBORDINATION OF MORTGAGE executed this 19th day of August 1998 by Regions Bank (formerly First Alabama Bank) (hereinafter referred to as the "Mortgagee").

"WITNESSETH"

WHEREAS, Mortgagee is the owner and holder of that certain mortgage from Robert Milam, Jr. an unmarried man (with a maximum line of \$12,500.00 available to draw) recorded in instrument Number 1996-13472, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Lot 1-A, according to the survey of Hearthstone Estates, as recorded in Map Book 9, Page 169, in the Probate Office of Shelby County, Alabama.

WHEREAS, SouthTrust Mortgage Co. is making a mortgage loan to Robert Milam, Jr. and unmarried man (to refinance the mortgage loan to Bank of Alabama recorded in Instrument #1994-16121; transferred to Matrix Financial Services Corporation in Instrument #1994-16122 and further a transfer is found from MCA Mortgage Corporation f/k/a Mortgage Corporation of American to Mellon Mortgage Company recorded in Instrument #1995-36944, in the Probate Office of Shelby County, Alabama.) in the amount of \$85,437.34 said loan secured by a mortgage which encumbers the above described real Property:

WHEREAS, SouthTrust Mortgage Co., as a condition for making a new mortgage loan, requires Mortgagee to subordinate the lien of its mortgage to the lien of the new SouthTrust Mortgage Co. and mortgagee has agreed to do so.

NOW, THEREFORE, for and in consideration of the premises hereof and of the mutual advantages and benefits accruing to the parties hereto, and in further consideration of the sum of TEN DOLLARS in hand paid by SouthTrust Mortgage Co. to Mortgagee, the receipt and sufficiency of which is hereby acknowledged, Mortgagee does hereby covenant, consent and agree to and with SouthTrust Mortgage Co., that the lien of Regions Bank, shall be and the same is hereby made subordinate, inferior and subject in every respect to the lien of SouthTrust Mortgage co., which was granted by Robert Milam, Jr. to refinance the mortgage recorded in Instrument #1994-16121; transferred to Matrix Financial Services Corporation in Instrument #1994-16122 and further a transfer is found from MA Mortgage Corporation f/k/a Mortgage Corporation of America to Mellon Mortgage Company recorded in Instrument 1995-36944 in the Probate Office of Shelby County, Alabama, which encumbers the above described property provided, however that this subordination is limited to the amount of 85,437.34.

Inst # 1998-34264

09/02/1998-34264
09:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 11.00

Inst # 1998-34264

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IN WITNESS WHEREOF, this agreement is executed the day and year first written above.

Signed, sealed and delivered in the presence of:

Betty Lauer

REGIONS BANK

BY: Dale A. Swanson
Dale A. Swanson
Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Dale A. Swanson, whose name as Vice President of Regions Bank, a corporation, is signed to the foregoing subordination agreement and who is personally known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, 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 seal this 19th day of August, 1998.

[Signature]
Notary Public

MY COMMISSION EXPIRES FEBRUARY 8, 2002

My Commission Expires: _____

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MY COMMISSION EXPIRES FEBRUARY 8, 2002