20101112000379480 1/2 \$15.00 Shelby Cnty Judge of Probate, AL 11/12/2010 12:36:45 PM FILED/CERT

Return To:
LSI-LPS
East Recording Solutions
700 Cherrington Parkway
Coraopolis, PA 15108

## **Subordination Agreement**

Customer Name: Richard J Waid Customer Account: xxxxxxxxxxx0820

This section for Recording use only

THIS AGREEMENT is made and entered into on this 21st day of September, 2010, by Regions Bank (Hereinafter referred to as "Regions") in favor of Regions Bank d/b/a Regions Mortgage, its successors and assigns (hereinafter referred to as "Lender").

## RECITALS

Regions loaned to **Richard J Waid** (the "Borrower", whether one or more) the sum of \$44,000.00. Such loan is evidenced by a note dated 6/29/2005, executed by Borrower in favor of Regions Bank, which note is secured by a mortgage, deed of trust, security deed, to secure debt, or other security agreement recorded 7/21/2005, in Record Book INST 20050721000364930 at Page NA, amended in Record Book NA at Page NA in the public records of **SHELBY COUNTY**, ALABAMA (the "Regions Mortgage"). Borrower has requested that lender lend to it the sum of \$192,500.00 which loan will be evidenced by a promissory note, and executed by Borrower in favor of Lender (the "Note"). The Note will be secured by a mortgage of the same date as the Note (the "Mortgage"). Lender and Borrower have requested that Regions execute this instrument.

## **AGREEMENT**

In consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Regions agrees that the Mortgage shall be and remain at all times a lien or charge on the property covered by the Mortgage prior and superior to the lien or charge of Regions Bank to the extent the Mortgage secures the debt evidenced by the Note and any and all renewals and extensions thereof, or of any part thereof, and all interest payable on all of said debt and on any and all such renewals and extensions, and to the extent of advances made under the Note of the Mortgage necessary to preserve the rights or interest of Lender there under, but not to the extent of any other future advances.

By its acceptance of this agreement, the borrower agrees to pay the subordination fee set out in the Regions Subordination Request Form.

IN WITNESS WHEREOF, Regions Bank has caused this instrument to be executed by its duly authorized officer on the day and date first set forth above.

Regiona Bank

Its Vice Presiden

State of Alabama County of Shelby

PERSONALLY APPEARD BEFORE ME, the undersigned authority in and for the said County and State, on this the 21st day of

September 2019) within my jurisdiction, the within named <u>Tem Gram</u> who acknowledged that he/she is

of Regions Bank, a banking corporation, and that for and on behalf of the said Regions Bank, and as its act and

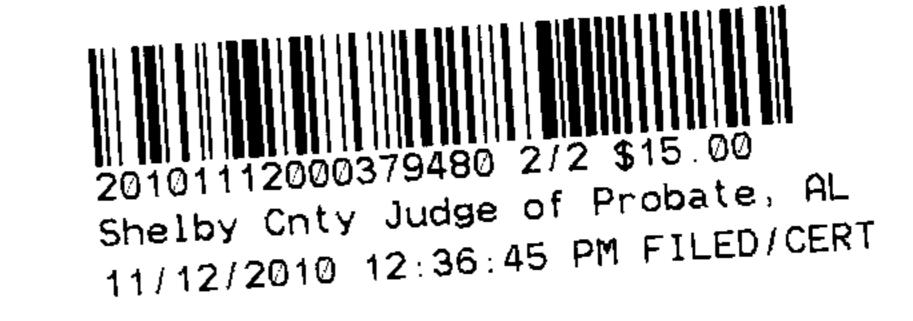
deed, he/she executed the above and foregoing instrument, after first having been duly authorized by Regions Bank so to do.

Notary Public STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Apr 2, 2014

My commission Expires NOTARY PUBLIC UNDERWRITERS

NOTARY MUST AFFIX SEAL
This Instrument Prepared by:
Bonnie Simpson
Regions Bank
PO Box 830721
Birmingham, AL 35282-8860





Order ID: 9823657 Loan Number: 0896871085

## **Exhibit A**

The following described property:

Lot 16, Block 2, according to the survey of Altadena Woods, First Sector, as recorded in Map Book 10, Page 104 A and B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Assessor's Parcel No: 102040004016000