

20121121000447840 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
11/21/2012 03:05:56 PM FILED/CERT

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20232406

**Subordination Agreement**

**Customer Name: Phillip H Skewes**

**Account Number: 6488**

**Request Id: 1209SB0792**

THIS AGREEMENT is made and entered into on this 7th day of November, 2012, by Regions Bank (Hereinafter referred to as "Regions Bank") in favor of JPMORGAN CHASE BANK, N.A., its successors and assigns (hereinafter referred to as "Lender").

**RECITALS**

Regions Bank loaned to Phillip H Skewes and Martha S Skewes (the "Borrower", whether one or more) the sum of \$60,000.00. Such loan is evidenced by a note dated January 28, 2008, 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 2/18/2008, Instrument # 20080218000064300 in the public records of SHELBY COUNTY, AL (the "Regions Mortgage"). Borrower has requested that lender lend to it the sum of \$74,300.00 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 Bank 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 Bank 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 thereunder, but not to the extent of any other future advances.

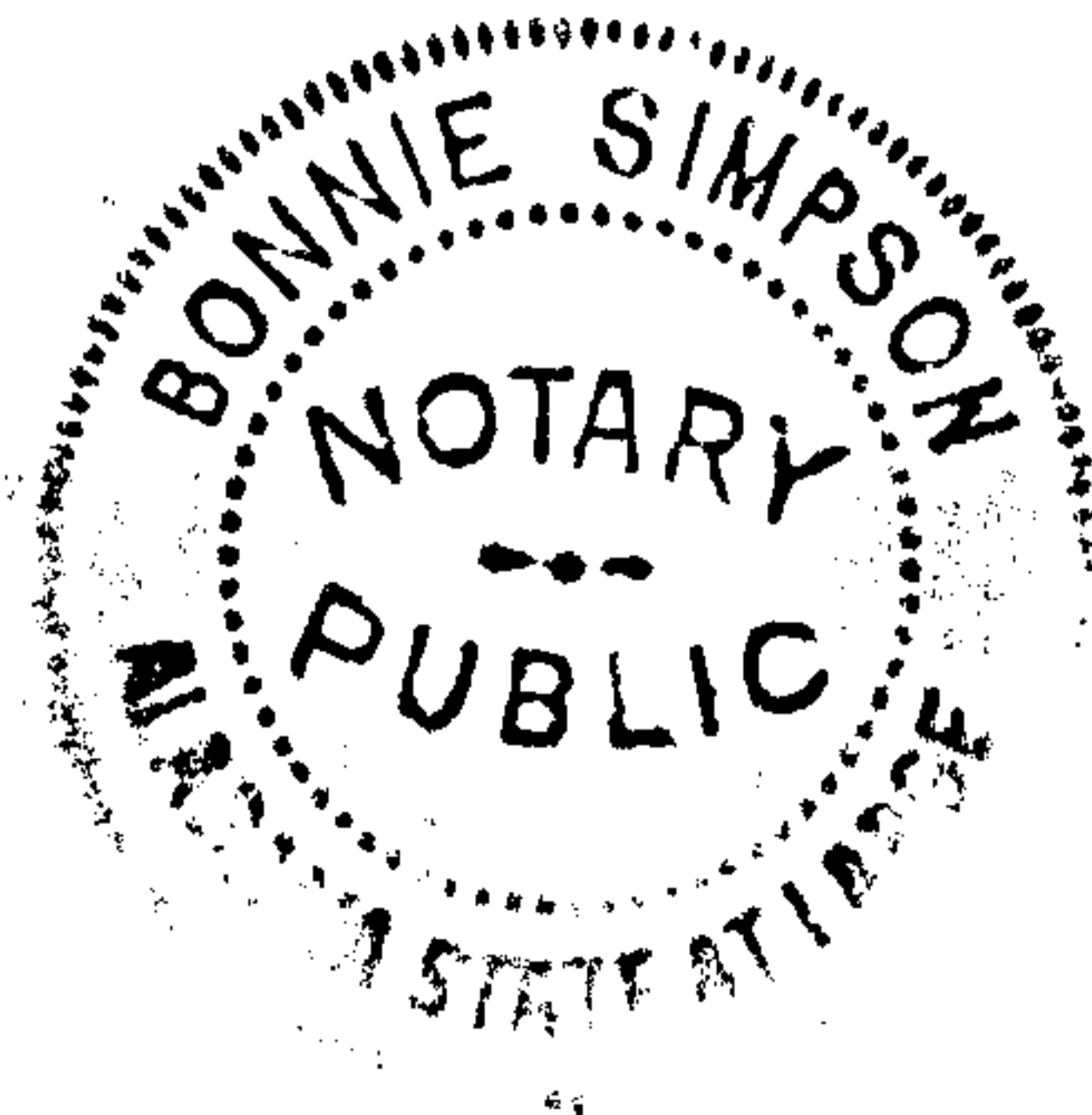
IN WITNESS WHEREOF, Regions Bank has caused this instrument to be executed by its duly authorized officer on the day and date first set forth above.

**Regions Bank**

By: *James Watts*  
Its Vice President James Watts

State of Alabama  
County of Shelby

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said County and State, on this the 7th day of November, 2012, within my jurisdiction, the within named James Watts who acknowledged that he/she is VP 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.



*Bonnie Simpson*  
Notary Public

3-6-15  
My commission expires:

NOTARY MUST AFFIX SEAL  
This Instrument Prepared by:  
Tracey McCool  
Regions Bank  
2050 Parkway Office Cir, RCN 2  
Hoover, AL 35244

**Exhibit "A"**  
**Legal Description**

The land referred to herein below is situated in the county of SHELBY, State of AL and is described as follows:

ALL THAT PARCEL OF LAND IN SHELBY COUNTY, STATE OF ALABAMA, AS MORE FULLY DESCRIBED IN DEED INST # 20021227000646260, ID# 03-8-34-0-015-109.000, BEING KNOWN AND DESIGNATED AS FOLLOWS:

LOT 109 ACCORDING TO THE SURVEY OF VILLAS BELVEDERE AS RECORDED IN MAP BOOK 29 PAGE 27 A AND B IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA.

COMMONLY KNOWN AS: 302 CHATEAU WAY, BIRMINGHAM, AL

Tax/Parcel ID: 03-8-34-0-015-109.000



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