



20160405000109340 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
04/05/2016 10:35:36 AM FILED/CERT

61386264-3405312

This section for Recording use only

Subordination Agreement

Customer Name: Bruce P Baughman
Account Number: 9832 Request Id: 1602SB0137

THIS AGREEMENT is made and entered into on this 25th day of February, 2016, by Regions Bank (Hereinafter referred to as "Regions Bank") in favor of QUICKEN LOANS., ISAOA, its successors and/or assigns (hereinafter referred to as "Lender").

RECITALS

Regions Bank loaned to Bruce P Baughman and Carolyn W Baughman (the "Borrower", whether one or more) the sum of \$37,000.00. Such loan is evidenced by a note dated June 1, 2009, 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 6/16/2009, Instrument # 20090616000229770 in the public records of SHELBY COUNTY, AL (the "Regions Mortgage"). Borrower has requested that lender lend to it the sum of \$288,400.00 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: [Signature]
Its Vice President Daryl Johnson

State of Alabama
County of Shelby

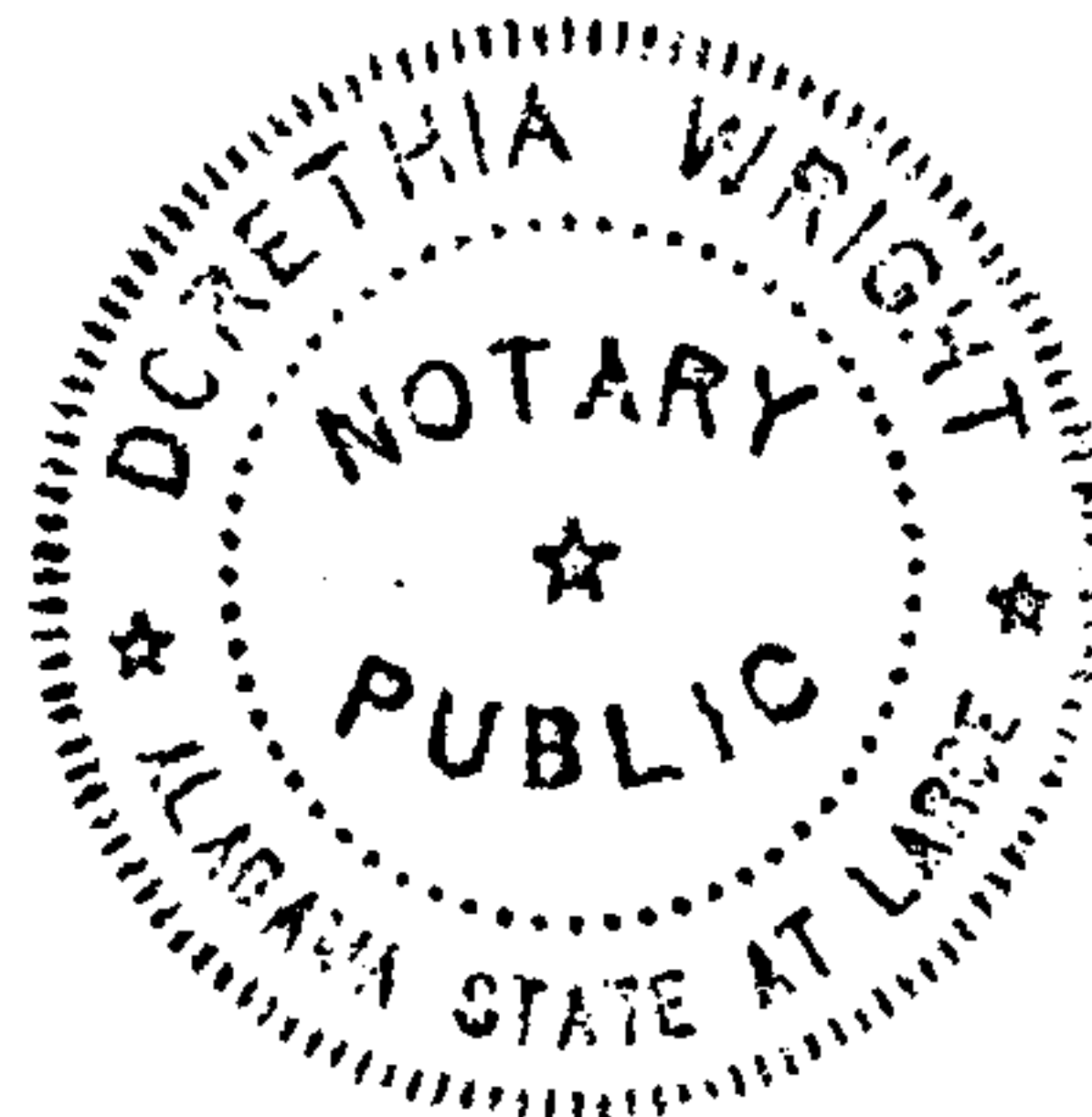
PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said County and State, on this the 25th day of February, 2016, within my jurisdiction, the within named Daryl Johnson who acknowledged that he/she is VP of Regions Bank, a banking corporation, and that for and on behalf of the said 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.

[Signature]
Notary Public Dorethia Wright

MY COMMISSION EXPIRES APRIL 10, 2018

My commission expires:

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





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EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 23 2 03 3 006 013.000

Land Situated in the County of Shelby in the State of AL

LOT 45 ACCORDING TO THE SURVEY OF STERLING GATE, SECTOR 3 PHASE 4 AS RECORDED IN MAP BOOK 34, PAGE 35, SHELBY COUNTY, ALABAMA RECORDS.

SOURCE OF TITLE: DEED INSTRUMENT NUMBER 20050822000431050.

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Commonly known as: 413 Knightsbridge , Alabaster, AL 35007