

## SUBORDINATION AGREEMENT

THIS SUBORDINATION OF MORTGAGE executed this 26<sup>th</sup> day of November 1996 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 Glynn Shane West and wife, Jenny C. West (with a maximum line of \$109,000.00 being amended and decreased to \$54,250.00) to Regions Bank (formerly First Alabama Bank) recorded in Instrument 1994-24936 in the office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Lot 65, according to the Survey of Meadow Brook 12th Sector, as recorded in Map Book 9, page 27, in the Probate Office of Shelby County, Alabama.

WHEREAS, Regions Mortgage, Inc. is making a mortgage loan to Glynn Shane West and Wife, Jenny C. West (to refinance the original first mortgage loan to Liberty Savings Bank, FSB, filed for record 10-1-92, recorded in Instrument 1992-21939, and subsequently transferred and assigned to Federal Home Loan Mortgage Corporation by instrument recorded in Instrument 1992-26789, in the probate office of Shelby County, Alabama.) in the amount of \$137,000.00 said loan secured by a mortgage which encumbers the above described real Property:

WHEREAS, Regions Mortgage, Inc. as a condition for making a new mortgage loan, requires Mortgagee to subordinate the lien of its mortgage to the lien of the new Regions Mortgage, Inc. 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 Regions Mortgage, Inc. to Mortgagee, the receipt and sufficiency of which is hereby acknowledged, Mortgagee does hereby covenant, consent and agree to and with Regions Mortgage, Inc., 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 Regions Mortgage, Inc., which was granted by Glynn Shane West and wife, Jenny C. West, to refinance the original first mortgage recorded in Instrument No. 1992-21939 and subsequently transferred and assigned to Federal Home Loan Mortgage Corporation by instrument recorded in Instrument 1992-26789 in the Probate Office of Shelby County, which encumbers the above described property provided, however that this subordination is limited to the amount of \$137,000.00.

Inst # 1996-41242

12/16/1996-41242  
12:36 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 11.00

Inst # 1996-41242

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

Signed, sealed and delivered  
in the presence of:



REGIONS BANK

✓ BY   
Jean Y. Caudle  
Branch Manager

STATE OF ALABAMA

COUNTY OF JEFFERSON

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of November, 1996 by Jean Y. Caudle, Branch Manager of Regions Bank (formerly First Alabama Bank), Vestavia Branch, on behalf of the bank.

  
Notary Public

My Commission Expires: \_\_\_\_\_

MY COMMISSION EXPIRES SEPTEMBER 13, 1999

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SHELBY COUNTY JUDGE OF PROBATE  
002 MCB 11.00