

SUBORDINATION AGREEMENT

THIS SUBORDINATION OF MORTGAGE executed this 28 day of May 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 Guy Thomas Manzi and wife, Paula Jean Manzi (with a maximum line of \$40,000.00 available to draw) to Secor Bank recorded in Book 353, Page 252 and transferred and assigned to Regions Bank (formerly First Alabama Bank) recorded in Instrument # 1996-01731, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Lot 182, according to the Survey of Weatherly, Sector 2 - Phase I, as recorded in Map Book 14, Page 12, in the Probate Office of Shelby County, Alabama.

WHEREAS, Regions Mortgage, Inc. is making a mortgage loan to Guy Thomas Manzi and wife, Paula Jean Manzi (to refinance the original first mortgage loan to Secor Bank, and recorded in Book 328, Page 92 in the Probate office of Shelby County, Alabama.) in the amount of \$208,400.00 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 Guy Thomas Manzi and wife, Paula Jean Manzi to refinance the original first mortgage recorded in Book 328 Page 92, which encumbers the above described property provided, however that this subordination is limited to the amount of 208,400.00.

06/04/1998-20626
11:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 11.00

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

Signed, sealed and delivered
in the presence of:

Janet L. Smith

REGIONS BANK

BY:

Robert R. Pless
Robert R. Pless
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 Robert R. Pless, 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 28 day of May, 1998.

David Phumong
Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES FEBRUARY 5, 1999

Inst # 1998-20626

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