

SUBORDINATION AGREEMENT

THIS SUBORDINATION OF MORTGAGE executed this 13 day of October 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 Tom C. Dyer and Wife, Charlotte A. Dyer (with a maximum line of \$83,000.00 available to draw being amended and reduced to \$73,000.00) recorded in Instrument 1996/07803 in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Lot 5, according to the Survey of Royal Forest, as recorded in Map Book 14, Page 44, in the Probate Office of Shelby County, Alabama.

WHEREAS, SouthTrust Mortgage is making a mortgage loan to Tom C. Dyer and wife, Charlotte A. Dyer (to refinance the mortgage loan to AmSouth Mortgage Company, Inc. recorded in Instrument 1993/41617, in the Probate Office of Shelby County, Alabama.) in the amount of \$152,700.00 said loan secured by a mortgage which encumbers the above described real Property:

WHEREAS, SouthTrust Mortgage as a condition for making a new mortgage loan, requires Mortgagee to subordinate the lien of its mortgage to the lien of the new SouthTrust Mortgage 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 SouthTrust Mortgage to Mortgagee, the receipt and sufficiency of which is hereby acknowledged, Mortgagee does hereby covenant, consent and agree to and with SouthTrust Mortgage, 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 SouthTrust Mortgage, which was granted by Tom C. Dyer and wife, Charlotte A. Dyer to refinance the mortgage recorded in Instrument 1993/41617, in the Probate Office of Jefferson County, Alabama, which encumbers the above described property provided, however that this subordination is limited to the amount of \$152,700.00.

Inst # 1998-42275

10/28/1998-42275
09:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 11.00

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

Signed, sealed and delivered
in the presence of:

SUSAN A. DYSON

REGIONS BANK

BY:

Terrell Armstrong
Branch Manager

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Terrell Armstrong, whose name as Branch Manager 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 13 day of October 1998.

Susan A. Dyson
Notary Public

My Commission Expires: FEBRUARY 13, 2007

Inst # 1998-42275

10/28/1998-42275
03:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 11.00