

This Instrument Prepared By:
JAMES W. FUHRMEISTER
ALLISON, MAY, ALVIS, FUHRMEISTER,
KIMBROUGH & SEARP, L. L. C.
P. O. Box 380275
Birmingham, AL 35238
File # 00-8660

Inst # 2001-01555

SUBORDINATION AGREEMENT

Agreement, made the 9th day of January, 2001, between REGIONS BANK f/k/a FIRST ALABAMA BANK, Mortgagee, and REGIONS MORTGAGE, INC., Lender,

WITNESSETH:

Whereas, the said Mortgagee now owns and holds the following mortgage and the note secured thereby: Mortgage dated the 22nd day of January, 1996, made by Royce Edward Matthews and Maggie H. Matthews to First Alabama Bank, and recorded as Instrument # 1996-03226 and amended in Instrument # 1998-20932, and last amended in Instrument # 2000-03680 in the office of the Probate Judge of Shelby County, Alabama covering premises hereinafter mentioned or a part thereof; and

Whereas, the present owner of the premises hereinafter mentioned is about to execute and deliver to said Lender, a mortgage to secure the principal sum of \$140,250.00 and interest, covering premises and more fully described as follows:

Lot 71, according to the survey of Sunny Meadows, 2nd Sector, as recorded in Map Book 9, page 1, in the Office of the Judge of Probate of Shelby County, Alabama.

and

Whereas, said Lender has refused to accept said mortgage unless said mortgage held by the Mortgagee be subordinated in the manner hereinafter mentioned;

Now therefore, in consideration of the premises and to induce said Lender to accept said mortgage and note and also in consideration of one dollar paid to the Mortgagee, the receipt whereof is hereby acknowledged, the said Mortgagee hereby covenants and agrees with said Lender that said mortgage held by said Mortgagee be and shall continue to be subject and subordinate in lien to the lien of said note and mortgage in the principle amount \$140,250.00 and interest about to be delivered to the Lender, and to all advances heretofore made or which hereafter may be made thereon (including but not limited to all sums advanced for the purpose of paying brokerage commissions, consideration paid for making the loan, mortgage recording tax, documentary stamps, fee for examination of title, surveys, and any other disbursements and charges in connection therewith) to the extent of the last mentioned amount and interest, and all such advances may be made without notice to the Mortgagee, and to any extensions, renewals and modifications thereof.

This agreement may not be changed or terminated orally. This agreement shall bind and enure to the benefit of the parties hereto, their respective heirs, personal representatives, successors and assigns.

In Witness Whereof, the said Mortgagee has duly executed this agreement the day and year first above written.

MORTGAGEE:

REGIONS BANK f/k/a FIRST ALABAMA BANK

By: J. Matthew May
Its: ASSISTANT VICE PRESIDENT

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, in and for said County, in said State, hereby certify that J. Matthew May, whose name as Asst. Vice President of REGIONS BANK f/k/a FIRST ALABAMA BANK, a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, as such officer, and with full authority, executed the same voluntarily, for and as the act of the corporation on the day the same bears date.

Given under my hand and official seal this 9 day of January, 2001.

Donna A. King
Notary Public

My Commission Expires:

My Commission Expires
June 15, 2002

01/16/2001-01555
12:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
11.00
001 NNB