

## **SUBORDINATION AGREEMENT**

**THIS SUBORDINATION OF MORTGAGE** executed this 11<sup>th</sup> day of June, 2002 by Regions Bank (hereinafter referred to as the "Mortgagee").

### **"WITNESSETH"**

**WHEREAS**, Mortgagee is the owner and holder of that certain Mortgage from Charles E. Baldwin to Regions Bank (with a Maximum line of \$50,000.00 available to draw ) recorded in Inst. No. 2000-04114 in the Probate Office of Shelby County, Alabama, more particularly described as follows:

**See Exhibit "A"**

**AND WHEREAS**, Regions Mortgage, Inc. is making a mortgage loan to Charles E. Baldwin (to refinance the original first mortgage loan to Regions Mortgage, Inc. recorded in Inst. No. 1999-47434, in the Probate Office of Shelby County, Alabama) in the amount of \$832,000.00 said loan secured by a mortgage which encumbers the above described 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. mortgage and Mortgagee has agreed to do so.

**NOW, THEREFORE**, for an 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 Charles E. Baldwin, to refinance the original first mortgage recorded in Inst. No. 1999-47434 in the Probate Office of Shelby County, Alabama, which encumbers the above described property; provided, however that this subordination is limited to the amount of \$832,000.00.

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

Signed, sealed and delivered  
in the presence of:

*Keely Group*

REGIONS BANK

BY: *[Signature]*  
Robert R. Pless  
Vice President

**STATE OF ALABAMA**

**JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County in said state, hereby certify that Robert R. Pless, Vice President, is signed to the foregoing conveyance, and who is 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.

Given under my hand and official seal this 11<sup>th</sup> day of June, 2002.

*Cynthia Nemer*  
Notary Public

Commission Expires 02-05-05

## EXHIBIT "A"

From the Southwest corner of Section 9, Township 21 South, Range 1 East, Shelby County, Alabama; run South 89° 48.1' East along the section line, 986.90 feet to the point of beginning; thence continue South 89° 48.1' East along said line, 2948.27 feet to the Southeast corner of the Southwest quarter of the Southeast quarter of said section; thence North 0° 05.2' East, 2677.53 feet to the Northeast corner of the Northwest quarter of the Southeast quarter of said section; thence North 89° 52.6' West, 1887.82 feet; thence South 4° 33.5' East, 1327.11 feet; thence North 52° 15.8' West, 658.61 feet; thence South 70° 27.5' West, 141.45 feet; thence South 27° 07' West, 438.02 feet to the Northeast corner of the Southwest quarter of the Southwest quarter of said section; thence North 89° 49.2' West, 1276.06 feet to the East right of way of County Road 5; thence South 0° 25.4' East along said right of way, 912.98 feet; thence South 89° 48.1' East, 958.75 feet; thence South 0° 25.4' East, 424.0 feet to the point of beginning.

Also known as:

Lots A, B, C, D, E & F, according to the Survey of Sector Two Trail's End, as recorded in Map Book 11, page 14, in the Probate Office of Shelby County, Alabama.

Lots 3, 4 & 5 according to the Survey of Sector One Trail's End, as recorded in Map Book 11, page 15, in the Probate Office of Shelby County, Alabama.