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FAX NO.

20030314000154460 Pg 1/2 14.00
Shelby Cnty Judge of Probate, AL
03/14/2003 08:08:00 FILED/CERTIFIED

THIS INSTRUMENT PREPARED BY:
R. Shan Paden, Attorney at Law
Five Riverchase Ridge, Suite 100
Birmingham, Alabama 35244-2893

SUBORDINATION AGREEMENT

STATE OF ALABAMA
COUNTY OF SHELBY

This Subordination Agreement, made and entered into on this the 11th day of FEBRUARY, 2003, by and between REGIONS BANK, as Party of the First Part, and SOUTHEASTERN MORTGAGE OF ALABAMA, LLC as Party of the Second Part.

WITNESSETH

THAT, WHEREAS, FRANK TRIVETT AND JOANNA TRIVETT, has an outstanding loan in favor of REGIONS BANK, as set forth in INSTRUMENT #1998-49031, in the Office of the Judge of Probate of SHELBY County, Alabama on that certain real estate located at 110 CARRIAGE DRIVE, MAYLENE, AL 35114 to secure an indebtedness of \$29,000.00 and said lien is in full force and effect; and,

WHEREAS, FRANK TRIVETT AND JOANNA TRIVETT, has made an application to the Party of the Second Part for a loan in the sum of \$135,500.00 and said Party of the Second Part is willing to make said loan to the said FRANK TRIVETT AND JOANNA TRIVETT, provided it furnish the party of the Second Part with a mortgage on the lands described in the aforesaid lien, and the said REGIONS BANK, subordinate the above described lien and make the same second and subservient to the mortgage of SOUTHEASTERN MORTGAGE OF ALABAMA, LLC; and,

WHEREAS, the said Party of the First Part is willing to subordinate its said lien and make it second and subservient to the mortgage of the said Part of the Second Part as an inducement to it to make said loan.

NOW, THEREFORE, in consideration of the premises, the said Party of the First Part does hereby agree that the lien of FRANK TRIVETT AND JOANNA TRIVETT, to REGIONS BANK, recorded in the Probate Office of SHELBY County, Alabama in INSTRUMENT #1998-49031, shall be second and subservient to the mortgage of FRANK TRIVETT AND JOANNA TRIVETT, to SOUTHEASTERN MORTGAGE OF ALABAMA, LLC. and recorded in the Probate Office of SHELBY County, Alabama, in INSTRUMENT # * 20030314000154450, to secure the sum of \$135,500.00, plus interest, on the land described therein, and the said lien of the said REGIONS BANK, shall be subordinate to the mortgage of SOUTHEASTERN MORTGAGE OF ALABAMA, LLC.

IT IS FURTHER agreed that should FRANK TRIVETT AND JOANNA TRIVETT, default in his/her/their payments under the terms of the real estate mortgage to SOUTHEASTERN MORTGAGE OF ALABAMA, LLC, the said SOUTHEASTERN MORTGAGE OF ALABAMA, LLC agrees to notify REGIONS BANK of said default prior to taking legal action.

IN WITNESS WHEREOF, Kim Braden, as Branch Manager of said REGIONS BANK has caused her/his name to be hereunto signed on this the 11th day of FEBRUARY, 2003.

REGIONS BANK

BY: Kim BradenAs Its: Branch Manager

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Kim Braden, whose name as Branch Manager of REGIONS BANK, is signed to the foregoing subordination agreement, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this subordination agreement and with full authority as such officer, executed the same voluntarily.

Given under my hand and seal this 11th day of FEBRUARY, 2003.

Rebecca H Bryant
Notary Public

My commission expires: 4-20-03