

20030730000488640 Pg 1/2 14.00  
Shelby Cnty Judge of Probate, AL  
07/30/2003 10:03:00 FILED/CERTIFIED

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**SUBORDINATION AGREEMENT**

THIS SUBORDINATION AGREEMENT, made and entered into this the 17<sup>th</sup> day of July, 2003 by and between Regions Bank (hereinafter "Regions") and Regions Bank d/b/a Regions Mortgage (hereinafter "Regions Mortgage").

**WITNESSETH THAT, WHEREAS, Lloyd E. Beard and Linda L. Beard** (hereinafter "Borrower", whether one or more), have an outstanding mortgage lien in favor of Regions on that certain real property described hereinafter to secure an indebtedness in the amount of **\$126,500.00** and said lien is in full force and effect, said real property being more particularly described as follows:

**Lot 126, according to the Map of Highland Lakes, 1st Sector, an Eddleman Community, as recorded in Map Book 18, Page 37, in the Probate Office of Shelby County, Alabama.**

**TOGETHER with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a residential Subdivision, 8th Sector, recorded as Instrument #1998-15147, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").**

and,

**WHEREAS**, the Borrower has/have made an application to Regions Mortgage for a loan in the amount of **\$274,239.00** and Regions Mortgage is willing to make said loans to Borrower provided he/she/they furnish it with first position mortgage on the lands described in the aforesaid lien, and further provided that Regions subordinate the above described lien and make the same second and subservient to the mortgage of Regions Mortgage; and ,

**WHEREAS**, it is the desire and intention of Regions to subordinate the lien, operation and effect of the above described mortgage in favor of Regions, for the full balance thereof, to the lien and operation of Regions Mortgage aforesaid mortgage, in order that last said lien and mortgage shall become a lien of first priority on the real property described hereinabove, and further, that the lien and mortgage in favor of Regions shall be, and the same are by these presents made, second, junior and subservient to that lien and mortgage of Regions Mortgage in every manner whatsoever.

**NOW THEREFORE**, in considcratlon of the premises and the sum of Ten and 00/100 (\$10.00) Dollars, receipt of which is acknowledged, the undersigned do/does hereby agree that the mortgage lien of Lloyd E. Beard and Linda L. Beard to Regions, dated 12/10/02, and recorded in Instrument No. **2001-53862** in the Office of the Judge of Probate of Shelby, Alabama and shall be second and subservient to that certain first mortgage of Borrower to Regions Mortgage, dated July 11, 2003, and recorded in Instrument No. 20030730000488630 in the Office of the Judge of Probate of Shelby County, Alabama, to secure the sum of \$274,239.00, plus interest thereon, said lien of Regions Bank being subordinated to the first mortgage of Regions Bank d/b/a Regions Mortgage.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on this the 17<sup>th</sup> day of July, 2003

REGIONS BANK

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BY: Linda Earls

Its: Banking Officer

STATE OF GA

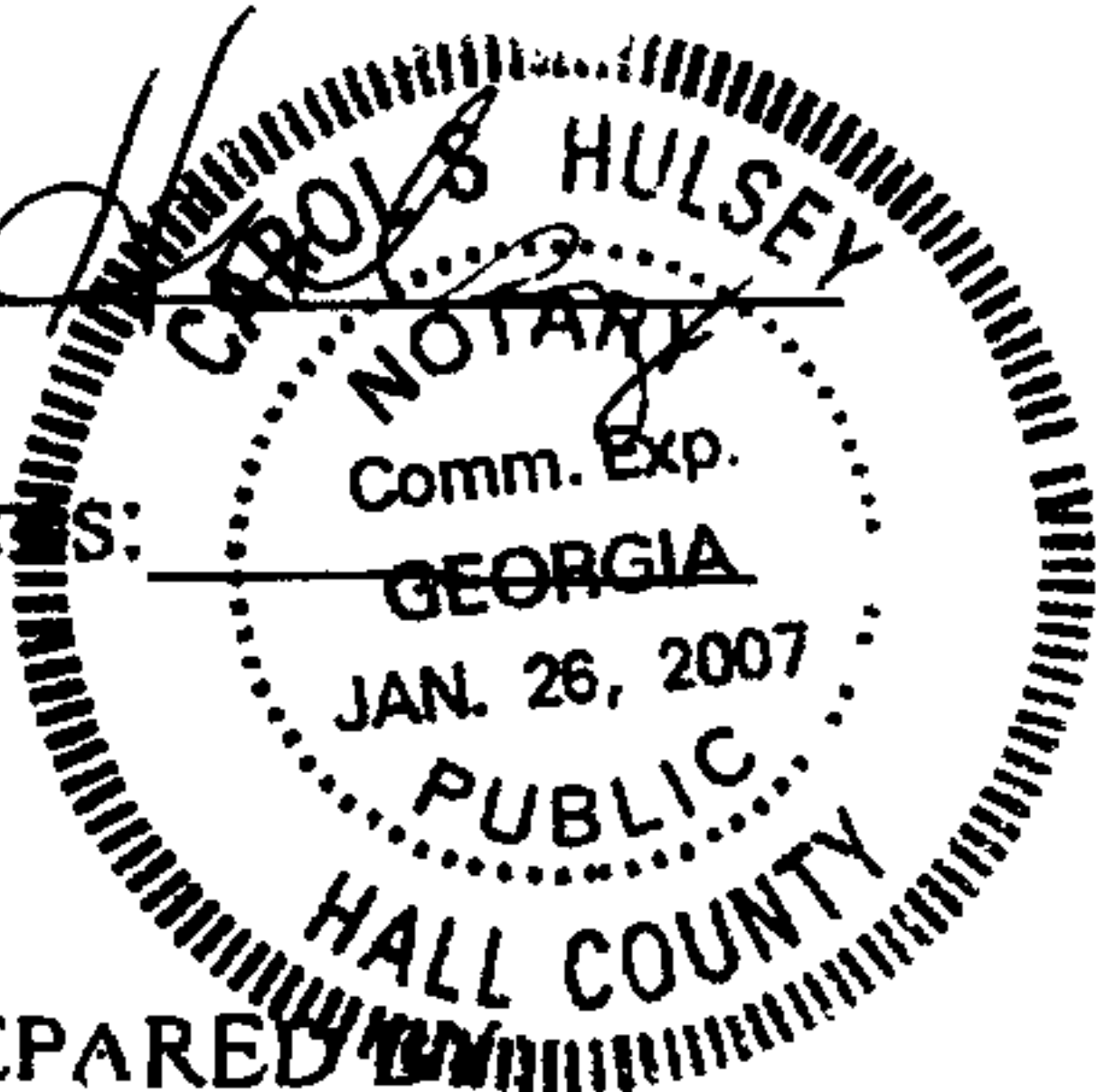
COUNTY OF HALL

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Linda Earls whose name as Banking Officer of Regions Bank, 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 this instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 17<sup>th</sup> day of July, 2003.

Carol S. Hulsey  
Notary Public

My Commission Expires:



THIS INSTRUMENT PREPARED BY

W. Russell Beals, Jr.

Beals & Associates, P.C.

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