

SUBORDINATION OF MORTGAGE

20030826000567280 Pg 1/3 17.00
Shelby Cnty Judge of Probate, AL
08/26/2003 11:45:00 FILED/CERTIFIED

From: Regions Bank

Mortgage Dated 5-13-03
Mortgage Recorded 5-20-03

To: **John R Harchelroad Jr. and
Laura R. Harchelroad**

Mortgage Book 2003, Page 31241

the County Clerk's Office in

Shelby County, Alabama
Original Principal Debt \$30,000.00

**FROM
Regions Bank**

(hereinafter called "MORTGAGEE")

**TO
Mortgage IT**

(hereinafter called "LENDER")

WHEREAS, MORTGAGEE is the holder of a valid mortgage granted by John R. Harchelroad Jr. and Laura R. Harchelroad ("OWNER") covering certain real property owned by OWNER and located in the City of Birmingham, **Shelby County, Alabama**, as more fully described on Exhibit "A" attached hereto and incorporated herein (hereinafter the "PROPERTY") which mortgage is recorded in the Office of the County Clerk of Shelby County at Mortgage Book #2003 Page 31241 (hereinafter the "PRIOR MORTGAGE").

WHEREAS, OWNER has granted LENDER a mortgage on the PROPERTY and LENDER has recorded the mortgage in the Office of the County Clerk of Shelby County on (date) at Mortgage Instrument # (LENDER'S MORTGAGE") in the amount of \$172,000.00; and Whereas the mortgagee has agreed to subordinate the prior mortgage to lenders mortgage

Exhibit "A"

20030826000567280

LOT 2, ACCORDING TO THE SURVEY OF HEATHERWOOD FOREST, SECTOR TWO, AS RECORDED IN MAP BOOK 17, PAGE 129, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**ADDRESS : 408 HEATHERWOOD FOREST CR.
BIRMINGHAM, AL 35244**

Parcel # 10-2-90-002-024.002

NOW, THEREFORE, INTENDING TO BE LEGALLY BOUND and in consideration of \$50.00 and other good and valuable consideration, receipt of which is hereby acknowledged, the parties agree as follows:

1. Subordination of Lien: The MORTGAGEE hereby subordinates the PRIOR MORTGAGE and its lien position in and on the PROPERTY to the LENDER'S Mortgage and the lien thereof, as if the LENDER'S Mortgage had been recorded first in time to the PRIOR MORTGAGE and so that all public records will reflect LENDER'S Mortgage to be superior in lien to the PRIOR MORTGAGE.
2. Subordination of Debt: MORTGAGEE hereby subordinates payment of the debt secured by the PRIOR MORTGAGE to payment of the debt secured by the LENDER'S Mortgage.
3. This Subordination shall be binding upon and inure to the benefit of the respective heirs, successors, and assigns of MORTGAGEE and LENDER.

WITNESS the hand and seal of the said MORTGAGEE

ATTEST:

Regions Bank

BY: _____

Marsh Wood, Representative for
Regions Bank

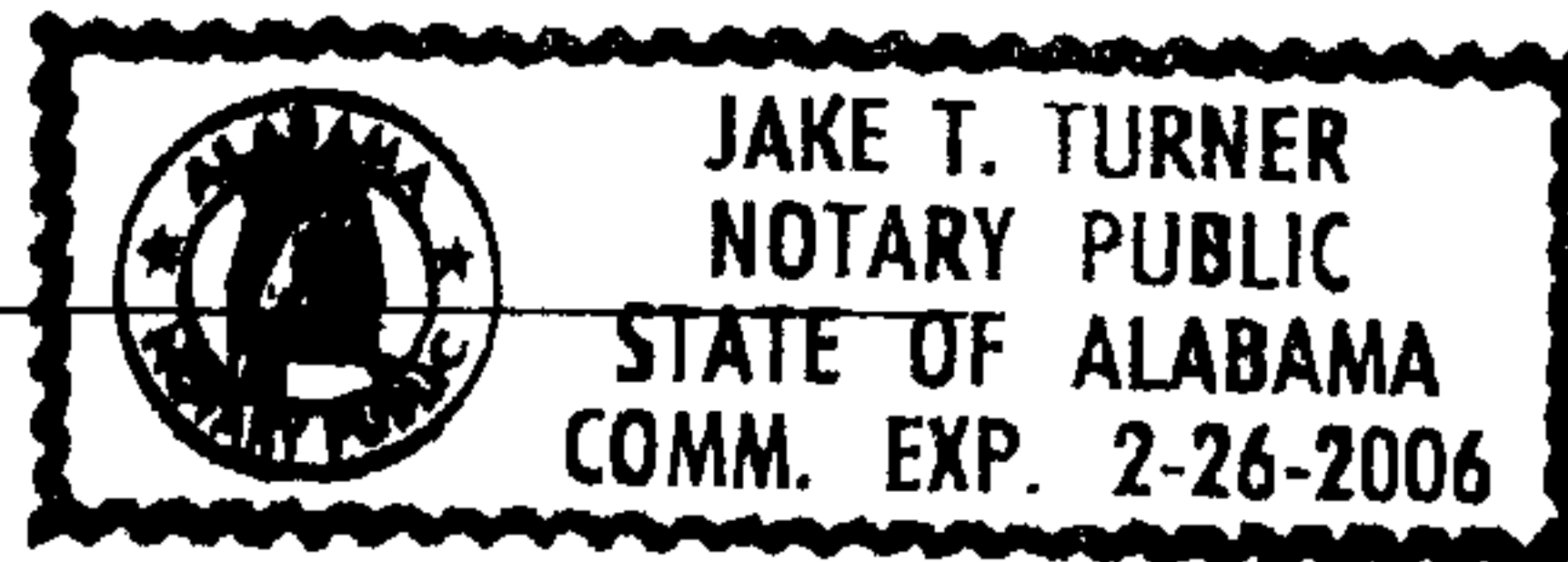
State of Alabama, COUNTY OF Shelby

I CERTIFY that on 31st, July, 2003, Marsh Wood representative for Regions Bank, personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of the attached instrument; and,
- (b) executed this instrument as his or her own act.

Notary Public

My Commission Expires: _____



Prepared by/ return to:
Sean Bello, ESQ.
Advantage Equity Services
1501 Reedsdale St.
Suite 1001
Pittsburgh, Pa 15233

EXHIBIT A

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY,
ALABAMA:

LOT 2, ACCORDING TO THE SURVEY OF HEATHERWOOD FOREST, SECTOR TWO,
AS RECORDED IN MAP BOOK 17, PAGE 129, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.

TAX PARCEL ID: 10-2-09-002-024.002

ADDRESS: 408 HEATHERWOOD FOREST CR.
BIRMINGHAM, AL 35244