

20040326000156750 Pg 1/1 11.00
Shelby Cnty Judge of Probate, AL
03/26/2004 12:38:00 FILED/CERTIFIED

SUBORDINATION AGREEMENT

STATE OF ALABAMA
COUNTY OF JEFFERSON

THAT, WHEREAS, DEBRA C. MCLAWHORN have an outstanding lien in favor of REGIONS BANK, dated the 19TH day of MARCH, 2002, recorded in the Probate Office of SHELBY COUNTY, Alabama, in Inst. #200214486 on certain real estate described herein to secure an indebtedness of \$10,000.00, and said lien is in full force and effect, and,

WHEREAS, DEBRA C. MCLAWHORN has made an application to COMPASS BANK, for a loan in the sum of \$215,000.00 and said to COMPASS BANK is willing to make said loan to the said DEBRA C. MCLAWHORN provided he/she/they furnish it 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 to COMPASS BANK, as recorded in INST.# 20040326000156740 and,

WHEREAS, the said REGIONS BANK is willing to subordinate its said lien and make the lien second and subservient to the mortgage of the said to COMPASS BANK as an inducement to it to make said loan.

IT IS FURTHER agreed that should default in the payments under the terms of the real estate mortgage to REGIONS BANK, the said Lender agrees to notify to COMPASS BANK of said default prior to taking legal action.

IN WITNESS WHEREOF, the said REGIONS BANK has caused its name to be hereunto signed on the 12th day of March.

REGIONS BANK

BY: [Signature]

ITS: _____

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John S. Collier, whose name as Branch Manager of REGIONS BANK, a corporation, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she/he executed the same voluntarily for and as the act of said corporation.

[Signature]
Notary Public
My Commission expires: _____

Prepared By:
STEWART & ASSOCIATES, P.C.
3595 GRANDVIEW PKWY, #350
BIRMINGHAM, ALABAMA 35243

My Commission Expires
June 15, 2006

Rel.