



20040426000214440 Pg 1/2 14.00
Shelby Cnty Judge of Probate, AL
04/26/2004 11:26:00 FILED/CERTIFIED

This instrument prepared by:
James R. Moncus, Jr.
1313 Alford Avenue
Birmingham, Alabama 35226

STATE OF ALABAMA)
JEFFERSON COUNTY)

MORTGAGE SUBORDINATION AGREEMENT

THIS MORTGAGE SUBORDINATION AGREEMENT is entered into on this
23rd day of March, 2004, by Regions Bank.

WITNESSETH:

WHEREAS, Regions Bank is the holder of that certain mortgage executed by Thomas Harold Hays, Jr. and Kelley Renae Hays, Husband and Wife (the "Mortgagors") which mortgage is recorded in Instrument No. 2001-26537 in the Office of the Judge of Probate of Shelby County, Alabama (the "Regions Bank Mortgage"); and

WHEREAS, the Regions Bank Mortgage is subordinate to that certain mortgage in favor of Bank of Mississippi which mortgage is recorded in Instrument No. 1993-39050 in the Office of the Judge of Probate of Shelby County, Alabama (the "Bank of Mississippi"); and

WHEREAS, Regions Bank d/b/a Regions Mortgage, Inc. has agreed to lend to Thomas Harold Hays, Jr. and wife, Kelley Renae Hays the sum of One Hundred Twelve Thousand and no/100 Dollars (\$112,000.00) to be used, among other things, to satisfy the Bank of Mississippi Mortgage, but on the condition that the conventional loan be secured by a first mortgage (the "Regions Bank d/b/a Regions Mortgage, Inc. Mortgage"); and

WHEREAS, Regions Bank has agreed to subordinate its mortgage to the Regions Bank d/b/a Regions Mortgage, Inc. Mortgage.

NOW, THEREFORE, in consideration of the premises and Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Regions Bank does hereby agree as follows:

1. Subordination. In order to induce Regions Bank d/b/a Regions Mortgage, Inc. to make the loan to Thomas Harold Hays, Jr. and wife, Kelley Renae Hays, and at any time, or from time to time, at Regions Bank d/b/a Regions Mortgage, Inc.'s option, to grant such renewals or extensions of said loan as it may deem advisable, Regions Bank hereby subordinates, in right of payment and claim, the Regions Bank Mortgage to the Regions Bank d/b/a Regions Mortgage, Inc. Mortgage and the debt secured thereby as described above, and Regions Bank further agrees that any existing or hereafter acquired or arising security interest, security title to, or lien against the property encumbered by the Regions Bank Mortgage in favor of Regions Bank securing the payment of the existing debt, including without limitation the Regions Bank Mortgage, shall be and at all times remain subordinate and inferior in priority to any security interest in, security title to or lien against such property in favor of the Regions Bank d/b/a Regions Mortgage, Inc. Mortgage securing payment of conventional loan, including without limitation the Regions Bank d/b/a Regions Mortgage, Inc. Mortgage.

20040426000214440 Pg 2/2 14.00
 Shelby Cnty Judge of Probate, AL
 04/26/2004 11:26:00 FILED/CERTIFIED

2. Successors and Assigns. This subordination agreement shall be binding upon, and shall inure to the benefit of, Regions Bank d/b/a Regions Mortgage, Inc., and Regions Bank and their respective successors and assigns.

3. Waiver of Notice of Acceptance. Notice of acceptance by Regions Bank d/b/a Regions Mortgage, Inc. of this subordination agreement is hereby waived by Regions Bank and this subordination agreement and all of the terms and conditions hereof shall be immediately binding upon Regions Bank from the date of the execution hereof.

IN WITNESS WHEREOF, Regions Bank by a duly authorized officer, has executed this agreement on or as of the date first above written.

REGIONS BANK

By: [Signature]

Its: Branch Manager

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Jason Bryant, whose name as Manager 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 said instrument, (s)he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this the 23rd day of March, 2004.

[Signature]

Notary Public

My commission expires: 2-19-2007

[SEAL]

