

# SUBORDINATION AGREEMENT

STATE OF ALABAMA  
COUNTY OF SHELBY

This Subordination Agreement, made and entered into on this the 23 day of July, 2007, by and between: REGIONS BANK doing business as AMSOUTH BANK, as party of the First Part and REGIONS BANK D/B/A REGIONS MORTGAGE party of the Second Part.

## WITNESSETH:

That, Whereas, DEAN M. LENANE AND ANNETTE K. LENANE, have an outstanding lien in favor of: REGIONS BANK, DOING BUSINESS AS AMSOUTH BANK dated the 8<sup>TH</sup> day of JUNE, 2007, and recorded in the Probate Office of Shelby County, Alabama, in 20070626000298560 1/7, on certain real estate described therein to secure an indebtedness of \$83,000.00, and said lien is in full force and effect; and,

Whereas, DEAN M. LENANE AND ANNETTE K. LENANE made an application to the Party of the Second Part for a loan in the sum of FOUR HUNDRED SEVENTEEN THOUSAND AND NO/100 (\$417,000.00) and said Party of the Second Part is willing to make said loan to the said DEAN M. LENANE AND ANNETTE K. LENANE, provided he furnish it with a mortgage on the lands described in the aforesaid lien, and the said Party of the First Part subordinate the above-described lien and make the same second and subservient to the mortgage of and

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

Now, Therefore, in consideration of the premises and the further consideration of the sum of \$1.00, cash, in hand paid, the Party of the First Part by the Party of the Second Part, the receipt of which is hereby acknowledge, the said Party of the First Part does hereby agree that the lien of REGIONS BANK DOING BUSINESS AS AMSOUTH BANK dated June 8, 2007, and recorded in Probate Office of Shelby County, Alabama, in 20070626000298560 1/7, shall be subordinate to the mortgage of REGIONS BANK D/B/A REGIONS MORTGAGE.

IT IS FURTHER agreed that should DEAN M. LENANE AND ANNETTE K. LENANE default in the payments under the terms of the real estate mortgage to Party of the Second Part, the said Lender agrees to notify Party of the First Part of said default prior to taking legal action.

IN WITNESS WHEREOF, the said Party of the First Part has caused its name to be hereunto signed on this the \_\_\_\_\_ day of July, 2007.

REGIONS BANK DOING BUSINESS AS  
AMSOUTH BANK

BY: Dena Wackenfuss  
ITS: \_\_\_\_\_

Mosley

20070828000403610 2/2 \$14.00  
Shelby Cnty Judge of Probate, AL  
08/28/2007 09:13:43AM FILED/CERT

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said county and state, hereby certify that  
Dana Wockenfuss whose named as Processor of  
REGIONS BANK DOING BUSINESS AS AMSOUTH BANK, is signed to the foregoing conveyance and  
who is known to me, acknowledged before me on this day, that being informed of the contents of the  
conveyance, the same was executed voluntarily on the day the same bears date.

Given under my hand and official seal on this 23 day of July, 2007.

Glenn Hobbs Notar  
y Public

Expires: 8/4/2010

Commission  
8/4/2010

Prepared By:  
Moseley & Associates, P.C.  
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BIRMINGHAM, ALABAMA 35243