

Subordination Agreement

08NL 54432

Customer Name: Steven G Allen and Donna J Allen

Customer Account: xxxxxxxxxxxx0927 09WR05463

THIS AGREEMENT is made and entered into on this 9 day of February, 2009, by Regions Bank (Hereinafter referred to as "Regions") in favor of COUNTRYWIDE BANK, FSB, its successors and assigns (hereinafter referred to as "Lender").

RECITALS

Regions loaned to Steven G Allen and Donna J Allen (the "Borrower", whether one or more) the sum of \$ \$10,000.00. Such loan is evidenced by a note dated 12/13/2007, executed by Borrower in favor of Regions Bank, which note is secured by a mortgage, deed of trust, security deed, to secure debt, or other security agreement recorded 12/13/2007, in Record Book I#20080114000018890 at Page NA, amended in Record Book NA at Page NA in the public records of SHELBY, (the "Regions Mortgage"). Borrower has requested that lender lend to it the sum of \$212,100.00* which loan will be evidenced by a promissory note, and executed by Borrower in favor of Lender (the "Note"). The Note will be secured by a mortgage of the same date as the Note (the "Mortgage"). Lender and Borrower have requested that Regions execute this instrument. *Recorded 3-20-2009 as Doc# 20090320000103990

AGREEMENT

In consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Regions agrees that the Mortgage shall be and remain at all times a lien or charge on the property covered by the Mortgage prior and superior to the lien or charge of Regions Bank to the extent the Mortgage secures the debt evidenced by the Note and any and all renewals and extensions thereof, or of any part thereof, and all interest payable on all of said debt and on any and all such renewals and extensions, and to the extent of advances made under the Note of the Mortgage necessary to preserve the rights or interest of Lender thereunder, but not to the extent of any other future advances.

IN WITNESS WHEREOF, Regions Bank has caused this instrument to be executed by its duly authorized officer on the day and date first set forth above.

State of Alabama
County of Shelby

Regions Bank

By: Terri Gray
Its Vice President

Ass Terri Gray

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said County and State, on this the 9 day of February, 2009, within my jurisdiction, the within named Terri Gray who acknowledged that he/she is AVP of Regions Bank, a banking corporation, and that for and on behalf of the said Regions Bank, and as its act and deed, he/she executed the above and foregoing instrument, after first having been duly authorized by Regions Bank so to do.

RETURN TO:
WORLDWIDE RECORDING, INC.
9801 LEGLER RD
LENEXA, KS 66219
1-800-316-4682

Bonnie Simpson
Notary Public Bonnie Simpson.

3-6-11

My commission expires:

NOTARY MUST AFFIX SEAL

This Instrument Prepared by:

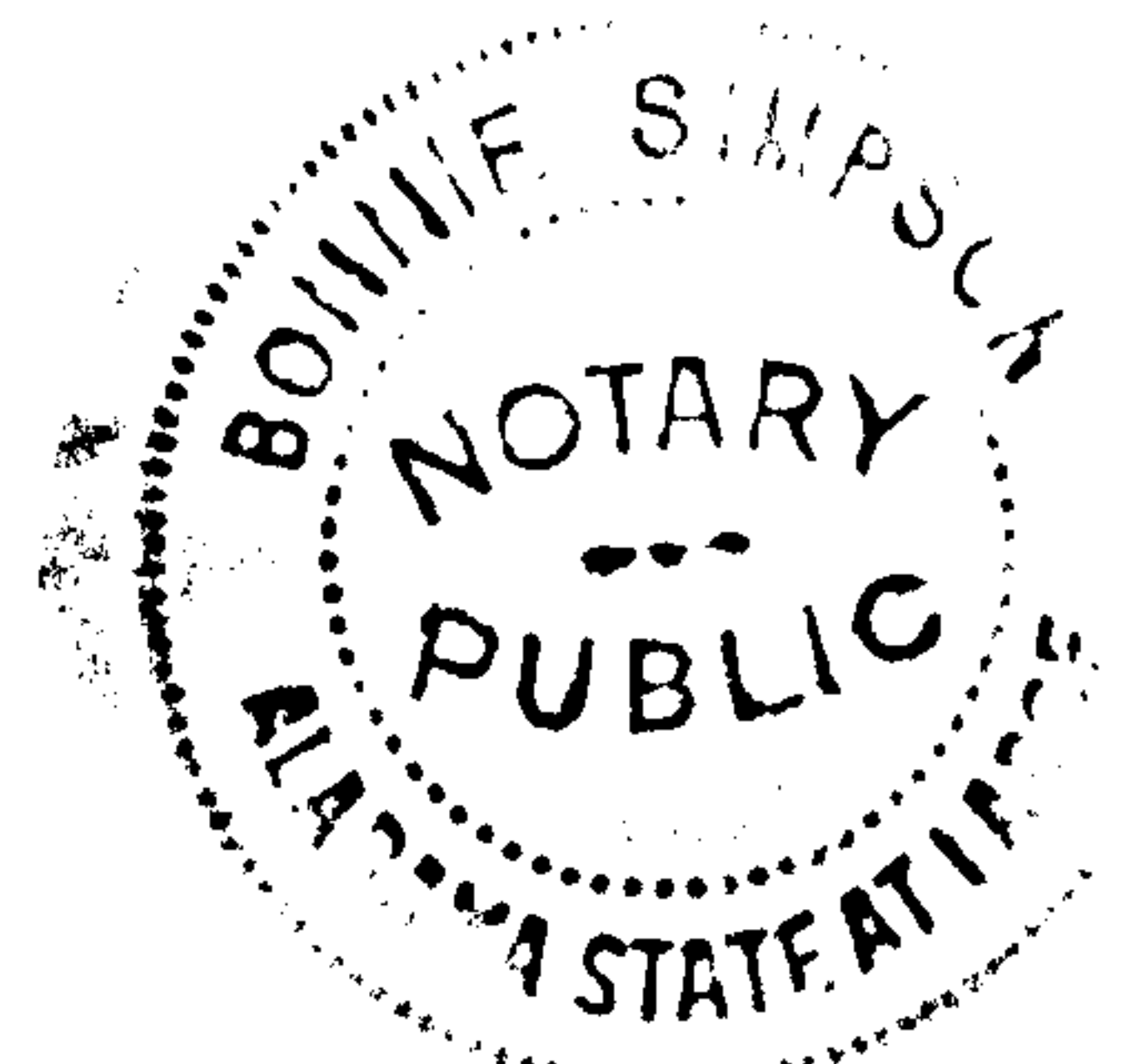
Danielle Smith

Regions Bank

PO Box 830721

Birmingham, AL 35282-8860

Danielle Smith



LEGAL DESCRIPTION

09WR05463

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SHELBY, AND STATE OF ALABAMA, TO-WIT:

LOT 9, ACCORDING TO THE SURVEY OF PINEYWOOD FOREST, AS RECORDED IN MAP BOOK 9, PAGE 121 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

212,500.00 DOLLAR OF THE PURCHASE PRICE RECEIVED ABOVE WAS PAID FROM A FIRST PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS AND AD VALOREM TAXES OF RECORD.

BEING THE SAME PREMISES AS CONVEYED IN DEED FROM THOMAS J. HAHN AND JEAN J. HAHN, HUSBAND AND WIFE RECORDED 08/01/2007 IN BOOK 2007, PAGE 35764 IN SAID COUNTY AND STATE.

COMMONLY KNOWN AS: 3532 PINEYWOOD TRCE BIRMINGHAM AL