

20100217000046880 1/2 \$14.00
Shelby Cnty Judge of Probate, AL
02/17/2010 12:55:28 PM FILED/CERT

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76236937-02

Subordination Agreement

Customer Name: Ena B Littleton
Customer Account: xxxxxxxxxxxxt3188

Record 2nd

THIS AGREEMENT is made and entered into on this 27 day of January, 2010, by Regions Bank (Hereinafter referred to as "Regions") in favor of WELLS FARGO BANK, N.A., its successors and assigns (hereinafter referred to as "Lender").

RECITALS

Regions loaned to Ena B Littleton (the "Borrower", whether one or more) the sum of \$ \$20,000.00. Such loan is evidenced by a note dated 10/2/2009, 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 10/23/2009, in Record Book INST#20091023000399470 at Page N/A, amended in Record Book N/A at Page N/A in the public records of SHELBY COUNTY, ALABAMA (the "Regions Mortgage"). Borrower has requested that lender lend to it the sum of \$83,000.00 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. *See attached Schedule A*

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.

By its acceptance of this agreement, the borrower agrees to pay the subordination Fee set out in the Regions Subordination Request Form.

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.

Regions Bank

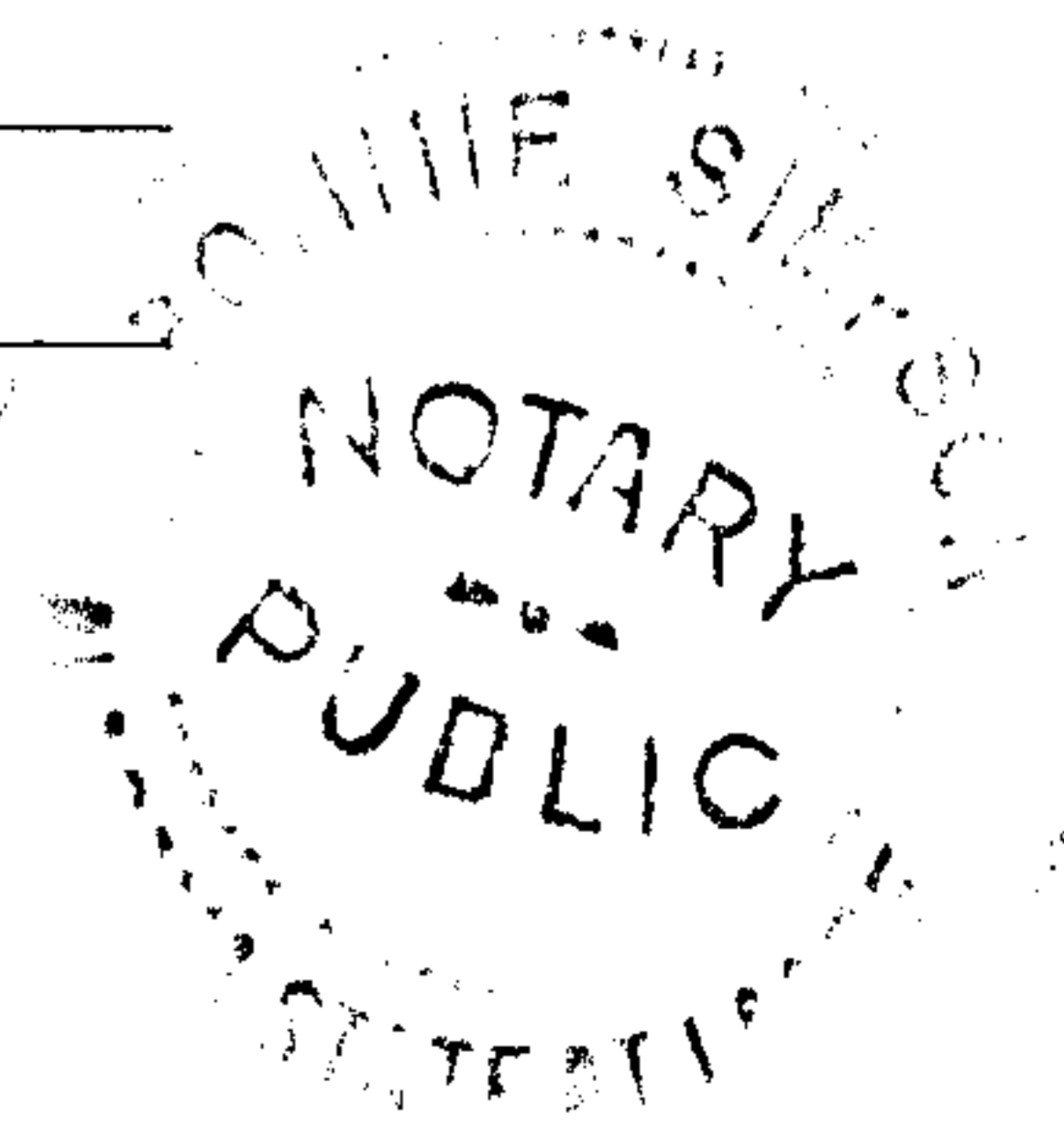
Terri Gray
Its Vice President
ATY Terri Gray

State of Alabama
County of Shelby

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said County and State, on this the 27 day of January, 2010 within my jurisdiction, the within named *Terri Gray* who acknowledged that he/she is *ATY* 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.

Bonnie Simpson
Notary Public
3.6.11


My commission expires:
Bonnie Simpson



NOTARY MUST AFFIX SEAL

This Instrument Prepared by:

Angela N. Cleckler *Angela N. Cleckler*
Regions Bank
PO Box 830721
Birmingham, AL 35282-8860



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SCHEDULE A (Continued)

File No.: **4003-931898-09**

Property located in Shelby County, Alabama described as follows:

Lot 98, according to the Survey of Hayesbury, Phase 1, according to the plat thereof recorded in Map Book 28, Page 89, in the Probate Office of Shelby County, Alabama.

Being the same property conveyed to **Ena. B. Littleton, unmarried** by deed from **R. Wilkins Construction, Inc.**, dated **08/09/02**, filed **08/15/02** and recorded in Deed as Inst. No. **20020815000387110** in **SHELBY** County Records.



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