



20100301000059630 1/2 \$14.00
 Shelby Cnty Judge of Probate, AL
 03/01/2010 02:27:12 PM FILED/CERT

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Subordination Agreement

Customer Name: James E Phillips and Mary G Phillips
Customer Account: xxxxxxxxxxxxt2468

THIS AGREEMENT is made and entered into on this **22** day of **June, 2009**, by Regions Bank (Hereinafter referred to as "Regions") in favor of **FIRST TENNESSEE BANK NATIONAL ASSOCIATION**, its successors and assigns (hereinafter referred to as "Lender").

RECITALS

Regions loaned to **James E Phillips and Mary G Phillips** (the "Borrower", whether one or more) the sum of \$ **\$100,000.00**. Such loan is evidenced by a note dated **3/17/1999**, 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 **4/5/1999**, in Record Book **I#1999-14311** 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 **\$279,000.00** 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.

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

By: *Michael Wood*
 Its Vice President

State of Alabama
 County of Shelby

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said County and State, on this the **22** day of **June, 2009**, within my jurisdiction, the within named *Michael Wood* who acknowledged that he/she is *VP* 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.

Linsey Marie Harmon
 Notary Public

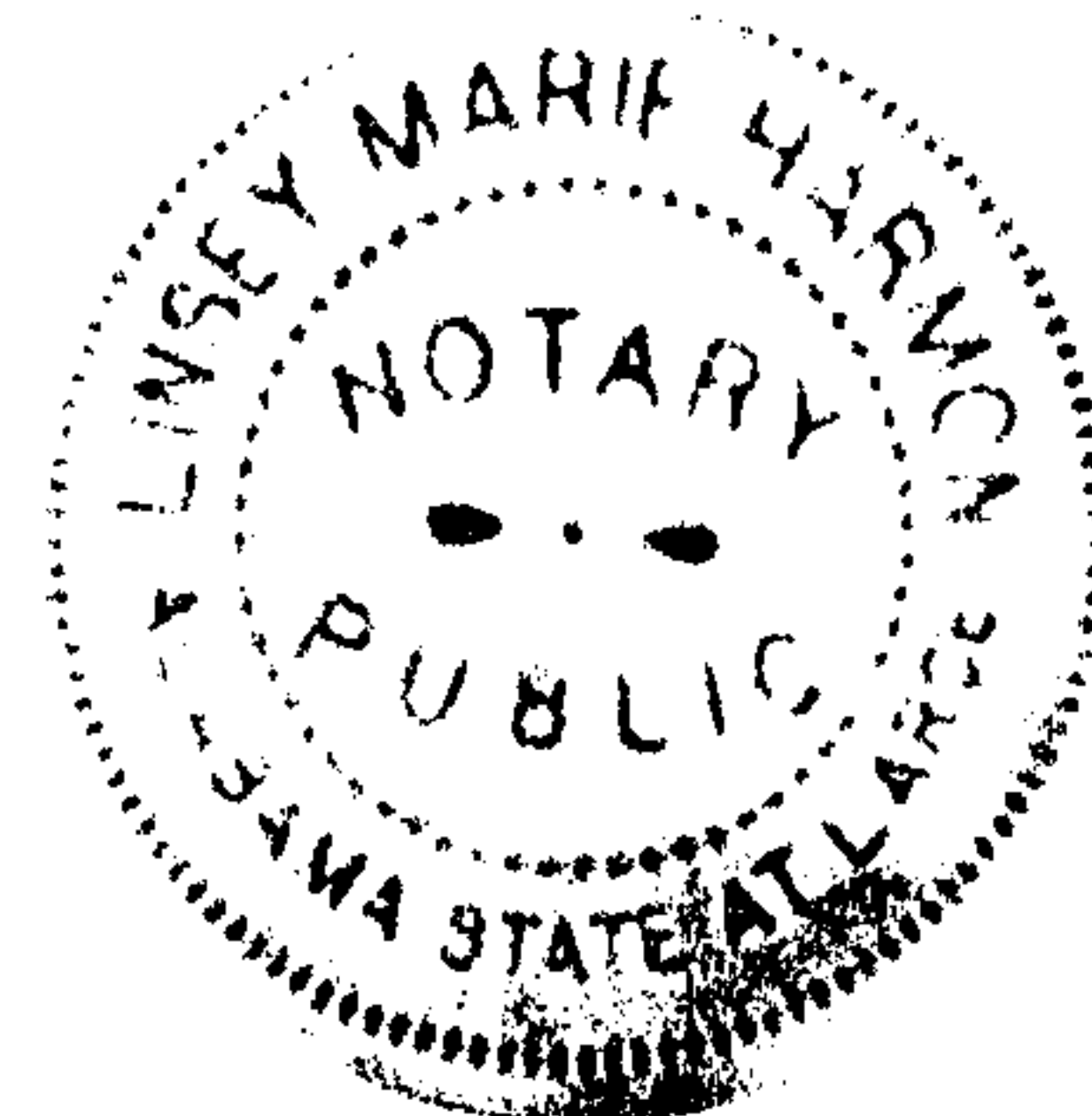
My commission expires: *3/30/10*

NOTARY MUST AFFIX SEAL

This Instrument Prepared by:

Donna Hayes
 Regions Bank
 PO Box 830721
 Birmingham, AL 35282-8860

Donna Hayes



4. The land referred to in this Commitment is as described as follows:

County: SHELBY
Property Address: 3616 Shandwick Place
BIRMINGHAM, AL 35242

**THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN SHELBY COUNTY,
ALABAMA:**

**LOT 97, ACCORDING TO THE MAP AND SURVEY OF GREYSTONE - 1ST SECTOR,
PHASE II, AS RECORDED IN MAP BOOK 15, PAGES 58, 59, 60 AND 61 IN THE
PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

TAX ID #: 039320002006067

**For information only : Property Address: 3616 SHADWICK PLACE, BIRMINGHAM, AL
35242.**