

Rec 2nd  
16309130

20100406000103150 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
04/06/2010 01:48:22 PM FILED/CERT

Recording Requested by &  
When Recorded Return To:  
US Recordings, Inc.  
2925 Country Drive  
St. Paul, MN 55117

This section for Recording use only

Subordination Agreement

0# 55073621 (2)

Customer Name: Irene L Paulson and Laura L Bodo  
Customer Account: xxxxxxxxxxxx6379

THIS AGREEMENT is made and entered into on this 1 day of March, 2010, by Regions Bank (Hereinafter referred to as "Regions") in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC., as nominee for QUICKEN LOANS, INC., its successors and assigns (hereinafter referred to as "Lender").

RECITALS

Regions loaned to Irene L Paulson and Laura L Bodo (the "Borrower", whether one or more) the sum of \$ \$25,000.00. Such loan is evidenced by a note dated 9/13/2005, 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 10/7/2005, in Record Book INST 20051007000525140 at Page NA, amended in Record Book INST 20080813000325150 at Page NA in the public records of SHELBY COUNTY, ALABAMA (the "Regions Mortgage"). Borrower has requested that lender lend to it the sum of \$221,800.00 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. *not to exceed*

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:

Its Vice President

*Kevin Queen*

State of Alabama  
County of Shelby

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said County and State, on this the 1 day of March, 2010, within my jurisdiction, the within named *Kevin Queen* 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.

*Bonnie Dugan*  
Notary Public

*3-6-11*

My commission expires:

NOTARY MUST AFFIX SEAL

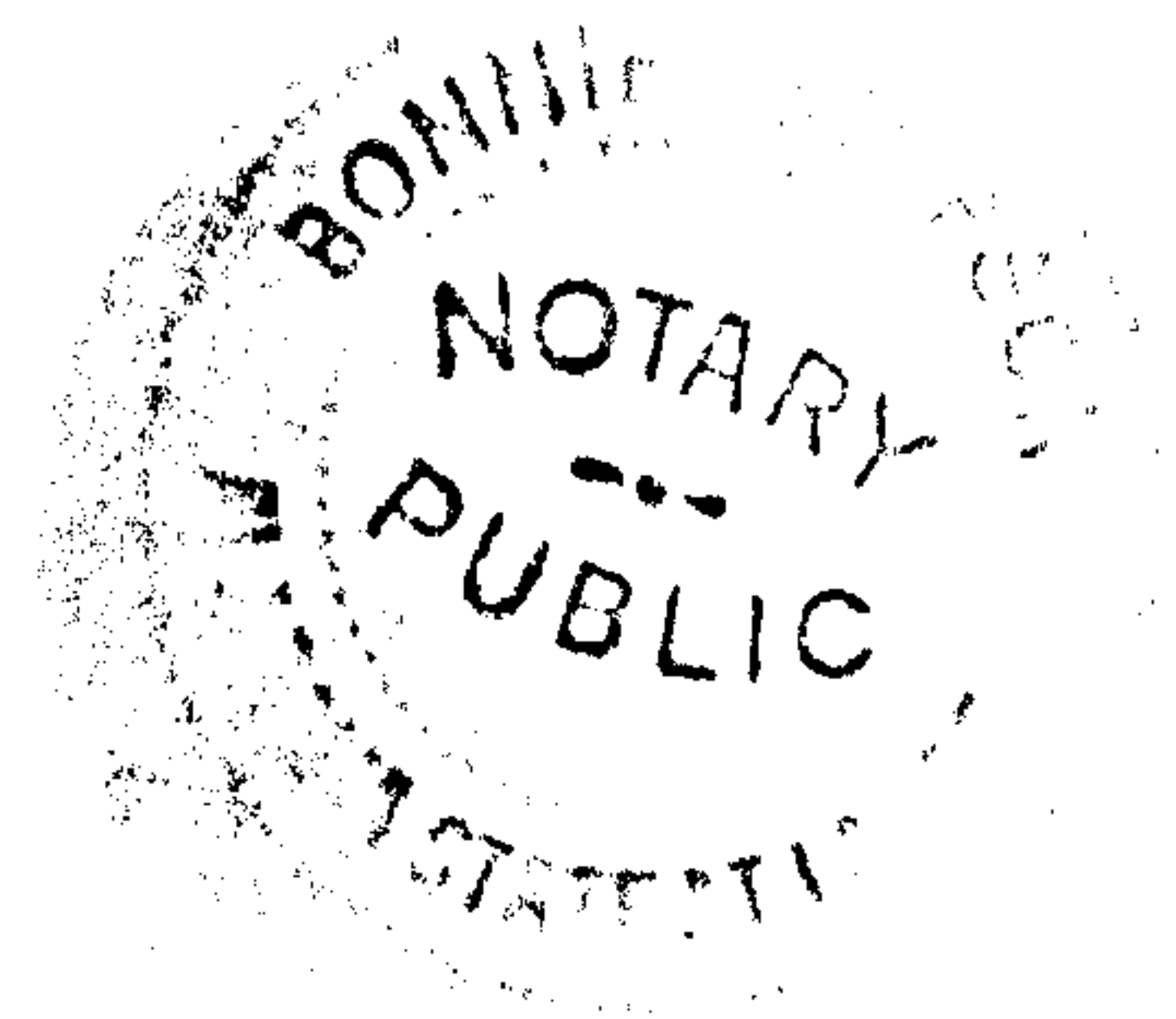
This Instrument Prepared by:


Angela N. Cleckler

Regions Bank

PO Box 830721

Birmingham, AL 35282-8860



  
20100406000103150 2/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
04/06/2010 01:48:22 PM FILED/CERT

## EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 104170003074000

Land Situated in the County of Shelby in the State of AL

LOT 116, ACCORDING TO THE SURVEY OF SANDPIPER TRAIL, SECTOR II, AS RECORDED IN MAP BOOK 12, PAGE 44, 45, 46 AND 47, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Commonly known as: 5301 Riverbend Trail , Birmingham, AL 35244

  
\*U01216122\*  
1632 3/31/2010 76309130/2