



20110113000013230 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
01/13/2011 02:19:36 PM FILED/CERT

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Subordination Agreement

Customer Name: Robert M Bellanca and Jennifer Bellanca
Customer Account: xxxxxxxxxxxx2656

THIS AGREEMENT is made and entered into on this **30th** day of **November, 2010**, by Regions Bank (Hereinafter referred to as "Regions") in favor of **FRANKLIN AMERICAN MORTGAGE**, its successors and assigns (hereinafter referred to as "Lender").

RECITALS

Regions loaned to **Robert M Bellanca and Jennifer Bellanca** (the "Borrower", whether one or more) the sum of **\$30,000.00**. Such loan is evidenced by a note dated **10/13/2008**, 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 **10/28/2008**, in Record Book **INST 200810280004201** at Page **NA**, amended in Record Book **NA** 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 **\$88,000.00** 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.

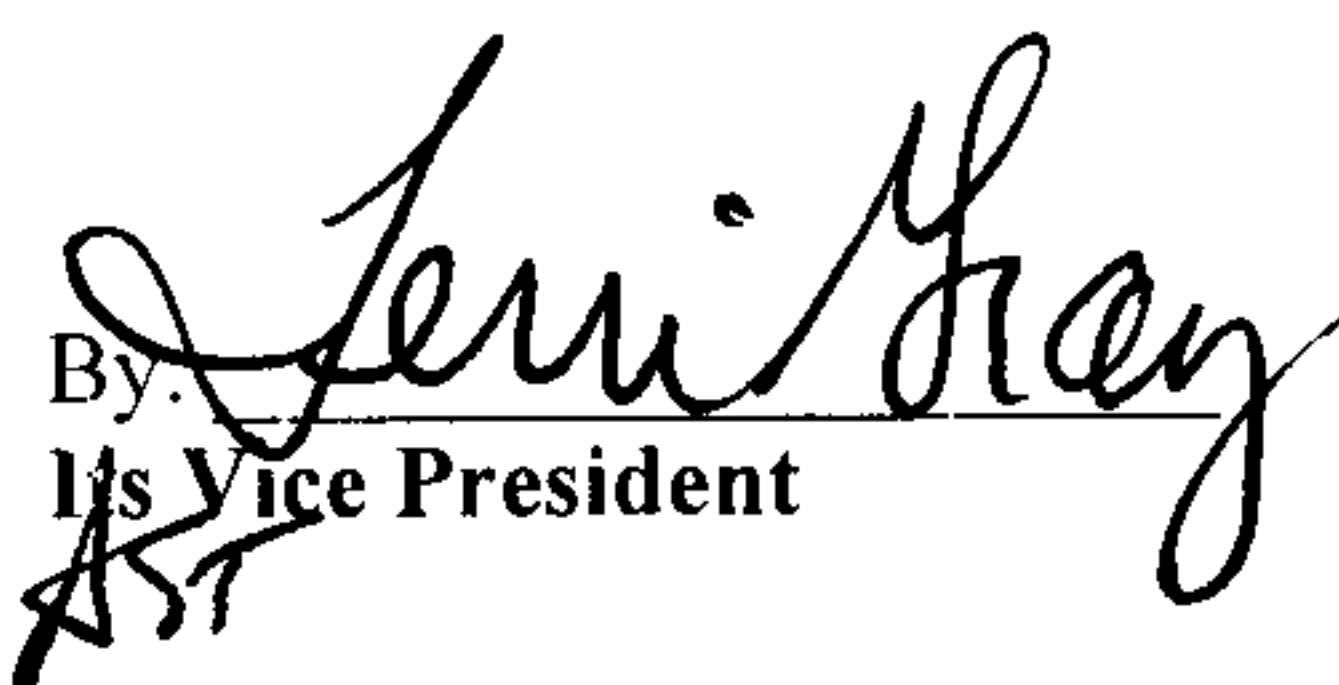
AGREEMENT

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 there under, but not to the extent of any other future advances.


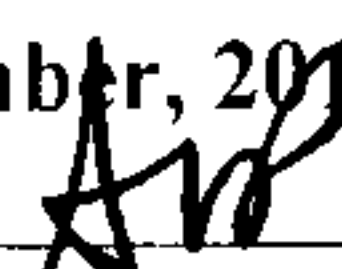
By its acceptance of this agreement, the borrower agrees to pay the subordination fee set out in the Regions Subordination Request Form.

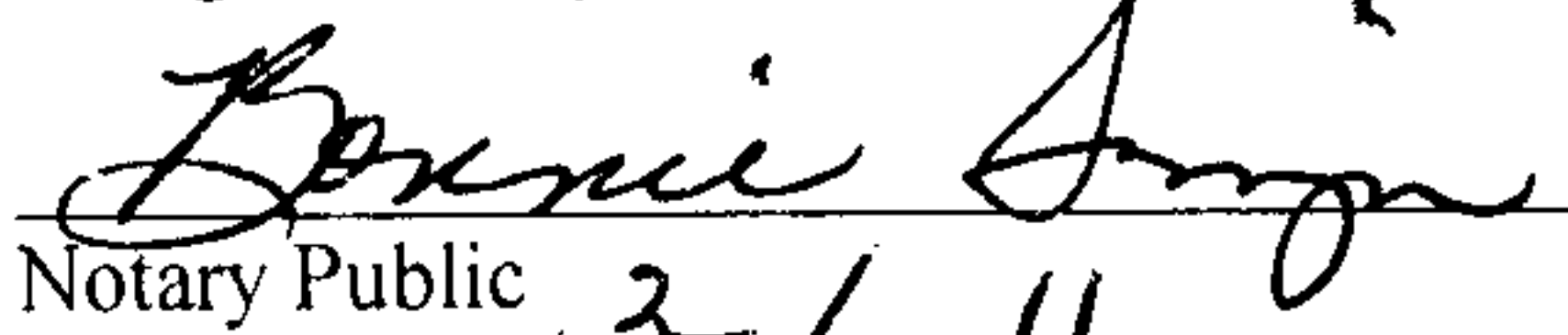
IN WITNESS WHEREOF, Regions Bank has caused this instrument to be executed by its duly authorized officer on the day and date first set forth above.

Regions Bank

By: 
Its Vice President

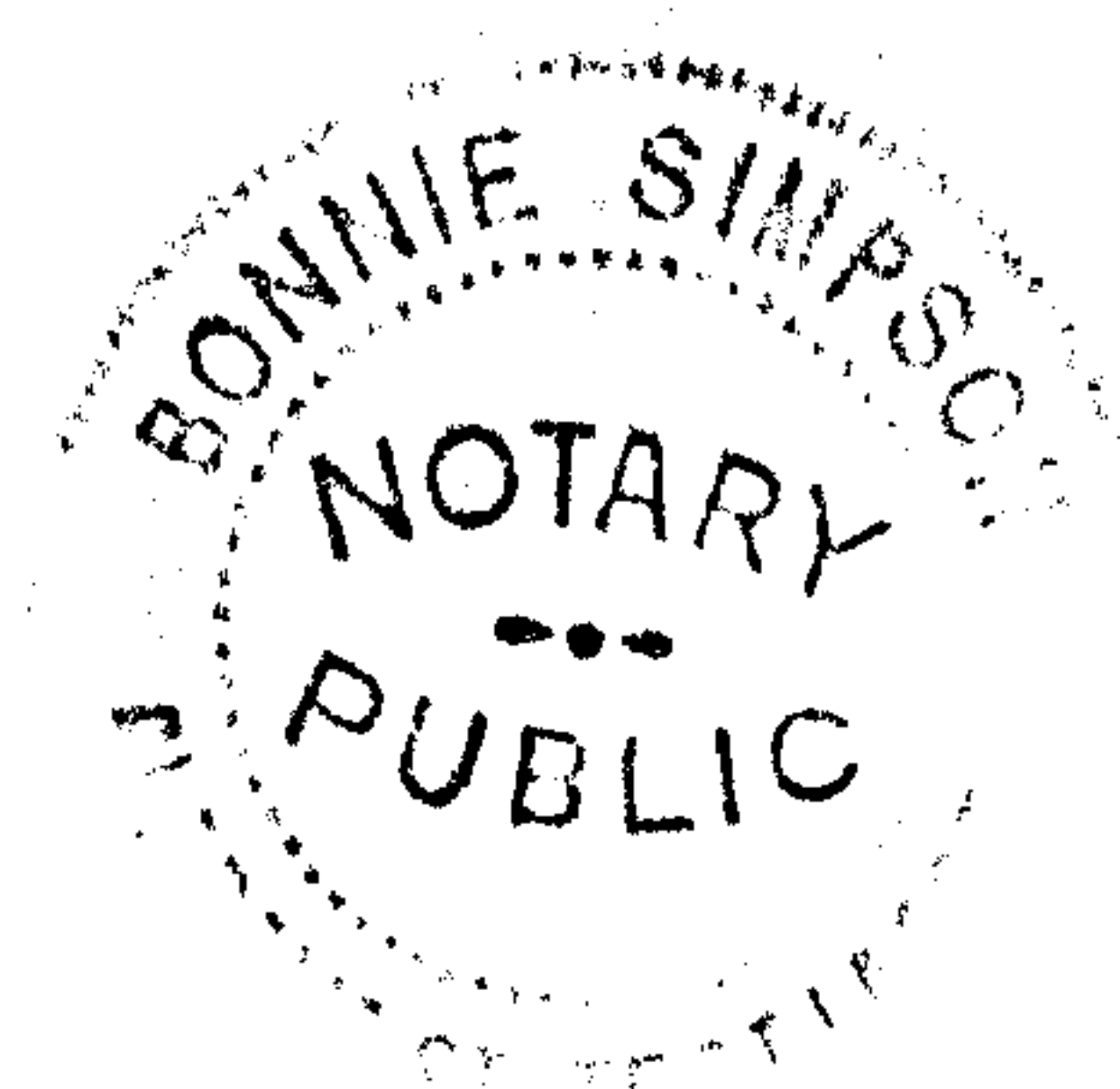
State of Alabama
County of Shelby

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said County and State, on this the **30th** day of **November, 2010**, within my jurisdiction, the within named  who acknowledged that he/she is  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.


Notary Public **3-6-11**

My commission expires:

NOTARY MUST AFFIX SEAL
This Instrument Prepared by:
Nathan Lowery
Regions Bank
PO Box 830721
Birmingham, AL 35282-8860



REGIONS

Regions Bank
Real Estate Subordination Approval

Date: **11/30/2010**

Completed by: **Nathan Lowery**

Customer Name: **Robert M Bellanca and Jennifer Bellanca**

Account Number: **xxxxxxxxxxa2656**

BUD WEBER MORTGAGES, LLC / ATTN: ERIK WEBER
1412 MONTGOMERY HWY STE 200
BIRMINGHAM, AL 35218

Account: **MISTY HERNANDEZ**

ACCOUNT STATUS

New 1st Lender: **FRANKLIN AMERICAN MORTGAGE**

New 1st Mortgage Balance: **\$88,000.00**

Date Home Equity Account Opened: **10/13/2008**

Current Limit: **\$30,000.00**

APPROVAL BASED ON CUSTOMER SIGNING RATE AMENDMENT

Regions Bank agrees to subordinate the above reference Equity Line/Loan to the Mortgage Company referenced above subject to the documentation required below if applicable.

- The subordination request is approved.
- Please have the customer(s) sign the attached amendment to the credit agreement and return to us via fax at 205-261-0639.
- Upon receipt of the signed amendment a fax copy of the subordination agreement will be sent to the number provided on the request form. A hard copy will be mailed (or sent over night if billing information was included on the request form) to the address listed on the subordination request form. Please mail us the hard copy of the Subordination Agreement after it has been recorded to the address below.
- If there are any questions please email *SubordinationSupport@Regions.Com*

Overnight delivery address.

Regions Bank

Attn: Subordination Dept.

2050 Parkway Office Circle, RCN 5

Hoover, AL 35244

Regions Bank

Attn: Subordination Dept.

PO Box 830721

Birmingham, AL 35283



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