

When Recorded Return To:
SunTrust Mortgage, Inc.
1001 Semmes Avenue, 3rd Floor
Mail Code: RVW-5043
ATTN: Final Docs
Richmond, VA 23224
Loan Number: 0205184005

SUBORDINATION AGREEMENT


THIS AGREEMENT is made and entered into on this 21 day of November, 2011 by SunTrust Mortgage, Inc. (hereinafter referred to as "SunTrust") in favor of SunTrust Mortgage, Inc., its successors and assigns, as their interest may appear (hereinafter referred to as "Lender").

RECITALS

Pinnacle Bank loaned to Tina M. Brannon (the "Borrower", whether one or more) the sum of \$57,000.00. Such loan is evidenced by a note dated 02/28/2007 and executed by Borrower in favor of Pinnacle Bank. Said note is secured by a mortgage, deed of trust, security deed to secure debt, or other security agreement recorded 03/02/2007 in Instrument 20070302000095670 of the Probate Records of Shelby County, Alabama. Said Mortgage assigned to MERS on 03/02/2007 in Instrument 20070302000095680 of the Probate Records of Shelby County, Alabama. Borrower has requested that Lender lend to her the sum of \$219,000.00, which loan will be evidenced by a promissory note in such amount dated, 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 SunTrust 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, SunTrust 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 SunTrust 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 all such renewals and extensions, and to the extent of advances made under the Note or the Mortgage necessary to preserve the rights or interest of Lender thereunder, but not to the extent of any other future advances.


20120106000007610 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
01/06/2012 02:00:30 PM FILED/CERT

11-09-46

IN WITNESS WHEREOF, SunTrust has caused this instrument to be executed by its duly authorized office of the day and date set forth above.

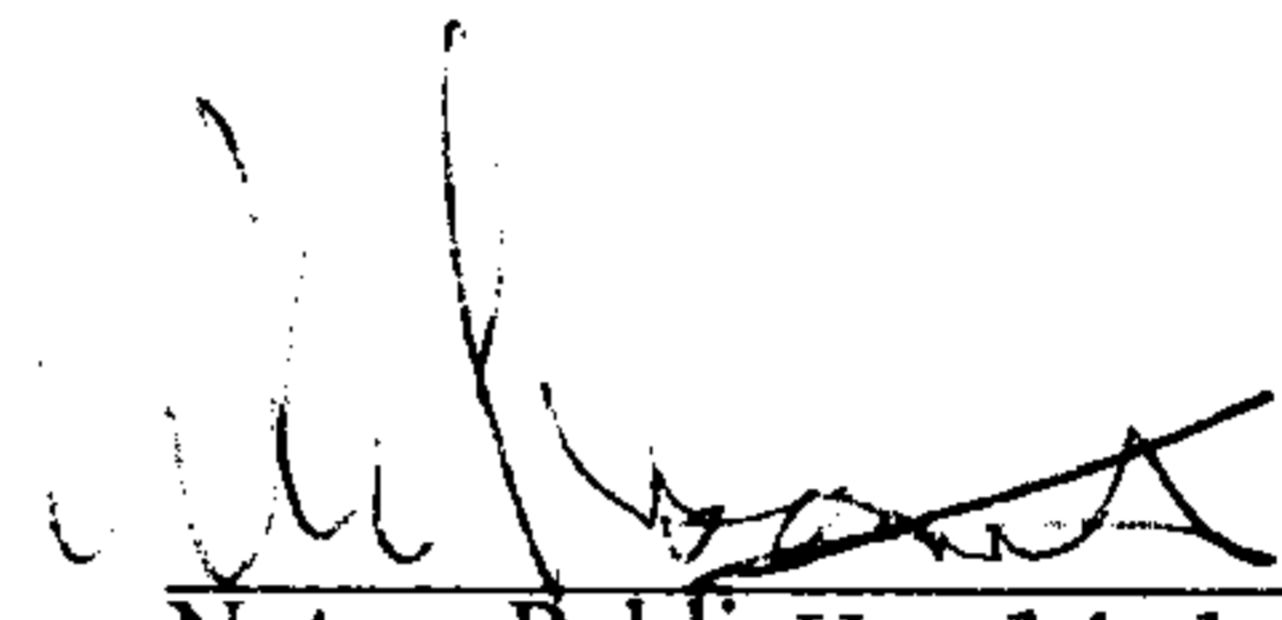
SunTrust Mortgage, Inc.


By: Cynthia J. Thompson
Its: Assistant Secretary

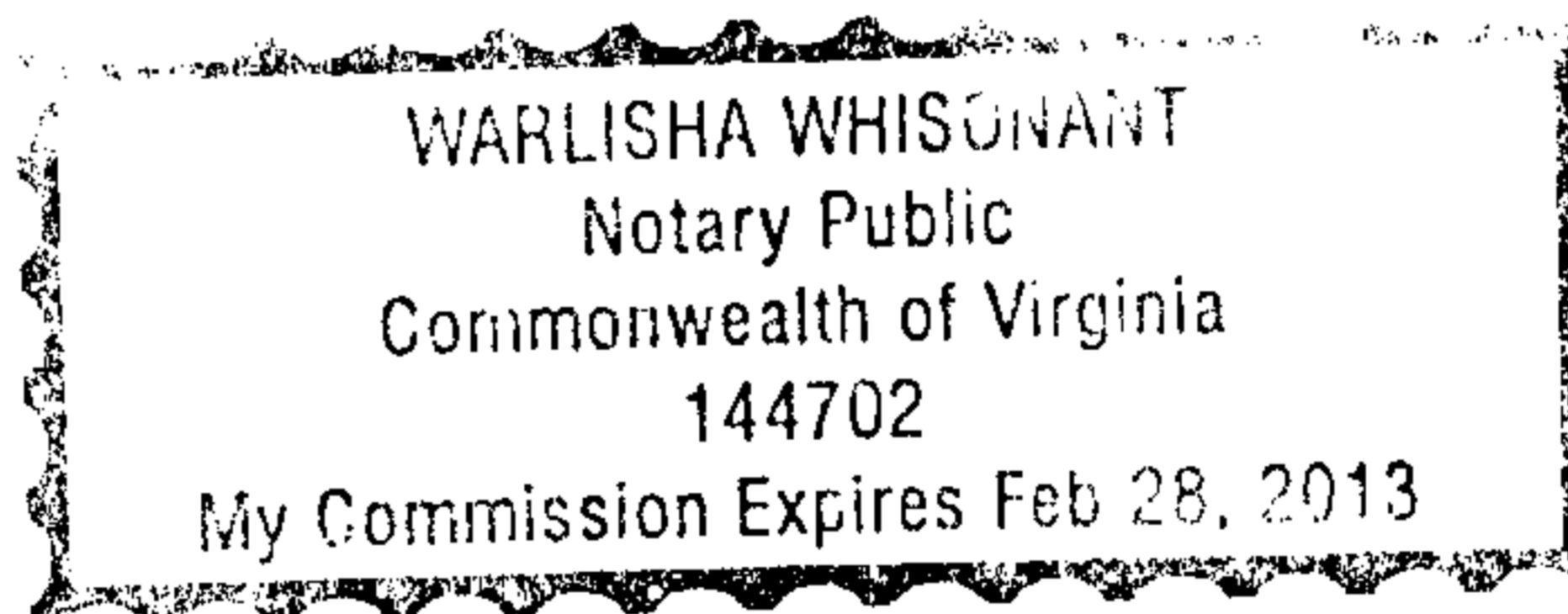
STATE OF VIRGINIA)
CITY OF RICHMOND


City

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said ~~County~~ and State, on this the 21 day of November, 2011, within my jurisdiction, the within named Cynthia J. Thompson who acknowledged that he/she is Asst. Sec. of SunTrust Mortgage, Inc., and that for and on behalf of the said SunTrust Mortgage, Inc., 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 Warlisha Whisonant
My commission expires 2/28/2013

This instrument prepared by:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
4501 Pine Tree Circle
Vestavia, AL. 35243




20120106000007610 2/2 \$16.00
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