

20120301000073010 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
03/01/2012 01:11:05 PM FILED/CERT

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③56186538-1196881

Subordination Agreement

Return

Indecomm Global Services

2925 Country Drive

St. Paul, MN 55117

Customer Name: Christie L Waldon

Account Number: 4800

Request Id: 1201SB0039

THIS AGREEMENT is made and entered into on this 6th day of February, 2012, by Regions Bank (Hereinafter referred to as "Regions") in favor of JP MORGAN CHASE BANK, N.A., its successors and assigns (hereinafter referred to as "Lender").

RECITALS

Regions loaned to Christie L Waldon and Phillip Waldon (the "Borrower", whether one or more) the sum of \$100,000.00. Such loan is evidenced by a note dated April 13, 2007, 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 4/26/2007, Instrument # 2007193760 in the public records of JEFFERSON COUNTY, AL (the "Regions Mortgage"). Borrower has requested that lender lend to it the sum of \$202,220.00 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.

\* Husband and wife

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 James Watts

State of Alabama  
County of Shelby

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said County and State, on this the 6th day of February, 2012, within my jurisdiction, the within named James Watts 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.

Notary Public

My commission expires:

NOTARY MUST AFFIX SEAL

This Instrument Prepared by:

Tracey McCool

Regions Bank

PO Box 830721

Birmingham, AL 35282-8860

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## EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 10-4-17-0-005-028-000

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

LOT 28, ACCORDING TO THE MAP AND SURVEY OF BENT RIVER COMMONS, 1st SECTOR, AS RECORDED  
IN MAP BOOK 20, PAGE 76, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Commonly known as: 4011 BENT RIVER LANE , BIRMINGHAM, AL 35216



\*U02469265\*

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