

20120406000118720 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
04/06/2012 11:24:00 AM FILED/CERT

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Subordination Agreement

Customer Name: Robert D Lawson

Account Number: 5163 Request Id: 1203SB0393

THIS AGREEMENT is made and entered into on this 26th day of March, 2012, by Regions Bank (Hereinafter referred to as "Regions Bank") in favor of Regions Bank dba Regions Mortgage, its successors and assigns (hereinafter referred to as "Lender").

RECITALS

Regions Bank loaned to Robert D Lawson and Lynn C Lawson (the "Borrower", whether one or more) the sum of \$90,000.00. Such loan is evidenced by a note dated December 18, 2006, 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 1/24/2007, Instrument # 20070124000038020 in the public records of SHELBY COUNTY, AL (the "Regions Mortgage"). Borrower has requested that lender lend to it the sum of \$136,700.00 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 Bank 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 Bank 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.

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: *Lawson*
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 26th day of March, 2012, 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.

Donethia Wright
Notary Public

MY COMMISSION EXPIRES APRIL 20, 2014

My commission expires:

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

Return To: 13651136
LSI-LPS
East Recording Solutions
700 Cherrington Parkway
Coraopolis, PA 15108

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Order ID: 13651136
Loan Number: 0896980731

Exhibit A

The following described property:

Parcel No. 12, of a Resurvey of Pool's Addition to Pelham, a metes and bounds described parcel described as follows: Commence at the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama and run thence Westerly along the South line of said 1/4 1/4 a distance of 383.10 feet to a point; thence turn an angle to 44 deg. 28 min. 21 sec. Right and run Northwesterly a distance of 108.18 feet to a point; thence turn an angle of 77 deg. 45 min. 51 sec. right and run a distance of 317.29 feet to the point of beginning of the property being described; thence continue along last described course a distance of 103.0 feet to a point; thence turn an angle of 90 deg. 00 min. left and run a distance of 205.00 feet to a point on the East line of Kristen Circle; thence turn an angle of 90 deg. 00 min. left and run Southwesterly along the said East line of said Kristen Circle a distance of 103.00 feet to a point; thence turn an angle of 90 deg. 00 min. left and run Southeasterly a distance of 205.00 feet to the point of beginning; being situated in Shelby County, Alabama. Excepting therefrom all oil, gas, minerals and other hydrocarbon substances below a depth of 500 feet, without rights of surface entry, as reserved in instruments of record.

Assessor's Parcel No: 131021000008013

The company assumes no liability for loss or damage whatsoever for any errors, omissions or inaccuracies in the information supplied.