



20120413000127790 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
04/13/2012 12:26:07 PM FILED/CERT

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Subordination Agreement

Customer Name: Susan A Mims
Account Number: 2200 Request Id: 1201SB0296

THIS AGREEMENT is made and entered into on this 13th day of February, 2012, by Regions Bank(Hereinafter referred to as "Regions") in favor of Regions Bank, its successors and assigns (hereinafter referred to as "Lender").

RECITALS


Regions loaned to Susan A Mims and Robbie E Goolsby (the "Borrower", whether one or more) the sum of \$49,000.00. Such loan is evidenced by a note dated April 29, 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 5/29/2008 , Instrument # 20080529000217700 in the public records of SHELBY COUNTY , AL (the "Regions Mortgage"). Borrower has requested that lender lend to it the sum of \$376,000.00 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 thereunder, but not to the extent of any other future advances.

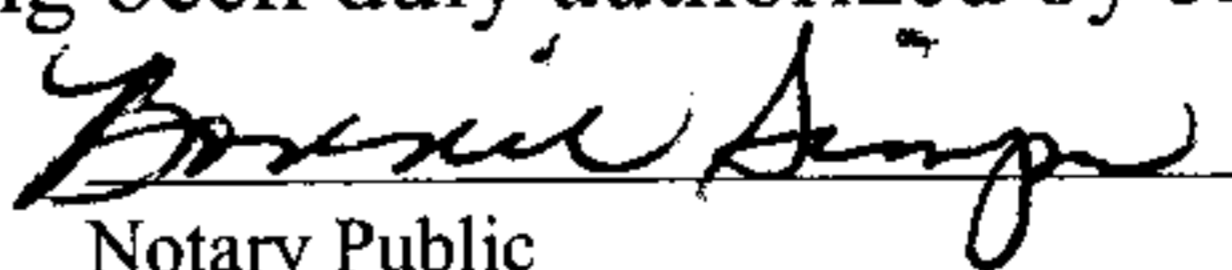
IN WITNESS WHEREOF, Regions Bank has caused this instrument to be executed by its duly authorized officer on the day and date first set forth above.

Regions Bank

By: 
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 13th 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
3-6-15

My commission expires:

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

Return To: 13206401
LSI-LPS
East Recording Solutions
700 Cherrington Parkway
Coraopolis, PA 15108



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Order ID: 13206401
Loan Number: 0896969620

Exhibit A

The following described property:

Lot 2416, according to the Survey of Highland Lakes, 24th Sector, an Eddleman Community, as recorded in Map Book 33, Page 34, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument No. 1994-07111 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highlands Lakes, a Residential Subdivision, 24th Sector, recorded as Instrument No. 20040430000226520 in the Probate Office of Shelby County, Alabama (which, together with amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Assessor's Parcel No: 092090013014000

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