

When Recorded Return To:  
Indecomm Global Services  
2925 Country Drive  
St. Paul, MN 55117 ②

17427535/Rec. 2nd



20120430000147740 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
04/30/2012 11:39:24 AM FILED/CERT

This section for Recording use only

### Subordination Agreement

**Customer Name: Mary S Latham**  
**Account Number: 6064**      **Request Id: 1201SB0462**

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 CITIBANK, N.A., its successors and assigns (hereinafter referred to as "Lender").

#### RECITALS

Regions loaned to Mary S Latham and William I Latham\* (the "Borrower", whether one or more) the sum of \$100,000.00. Such loan is evidenced by a note dated August 14, 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 8/31/2007, Instrument # 2007 411170 in the public records of JEFFERSON COUNTY, AL (the "Regions Mortgage"). Borrower has requested that lender lend to it the sum of \$113,240.00 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.

\*Wife + Husband

#### 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

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

**EXHIBIT "A"**

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 2, ACCORDING TO THE MAP OF NORTON'S SURVEY, AS RECORDED IN MAP BOOK 16, PAGE 135, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT THE WEST 30 FEET THEREOF.

TAX ID NO: 25-1-01-0-000-003.005

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED:

GRANTOR: PRITCHETT BUILDING CO., INC.

GRANTEE: WILLIAM I. LATHAM AND MARY S. LATHAM, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM


DATED: 03/28/1994

RECORDED: 03/03/1995

DOC#/BOOK-PAGE: 1995/05497

ADDRESS: 285 FERN CREEK DR, BESSEMER, AL 35022

END OF SCHEDULE A

  
20120430000147740 2/2 \$16.00  
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\*U02564547\*  
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