INSTRUMENT PREPARED

BY AND AFTER RECORDING

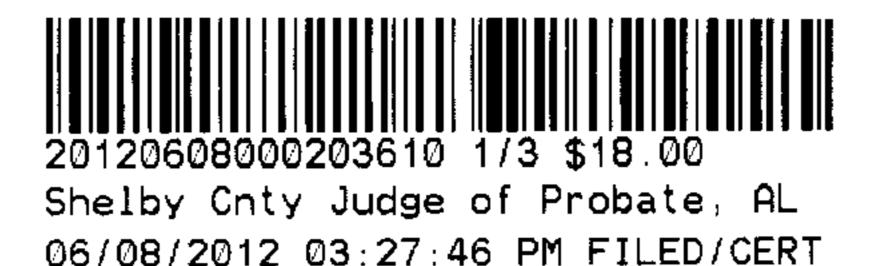
RETURN TO:

SYNOVUS BANK

33 W 11TH ST 2ND FLOOR

COLUMBUS, GEORGIA 31904

BHM1200347



Reli Settlement Solutions, LLC 3595 Grandview Parkway Suite 600 Birmingham, Alabama 35243

SUBORDINATION AGREEMENT (Real Property)

	STATE OF Alabama
	Shelby COUNTY
	THIS SUBORDINATION AGREEMENT executed this 14th
	day of May
	Synovus Bank as successor in interest by merger with First Commercial Bank ("Holder");
	WITNESSETH THAT:
	WHEREAS, Holder is the holder and owner of a security deed or mortgage from Steed Jr, William Lee a married man and Steed Misti B, his wife
	("Borrower") dated April 30 , 2009 , and recorded in DEED
inst	20090506000168060 Book xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
	("Existing Security Instrument") conveying the real property more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof (the "Property"); and
	WHEREAS, Borrower has this date borrowed from Fairway Independent Mortgage
	Company ("Lender") the sum of \$ 288,000,00 and no more
	secured by a security deed or mortgage conveying said Property, dated of even date herewith ("Superior Security Instrument"); and

WHEREAS, Holder has agreed that the lien of the Superior Security Instrument shall be prior and superior to the lien of the Existing Security Instrument; and

NOW, THEREFORE, for and in consideration of One Dollar (\$1.00) in hand paid by the Borrower to Holder, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Holder, Holder hereby subordinates the lien of the Existing Security Instrument to the lien of the Superior Security Instrument, so that the Superior Security Instrument shall be deemed to convey title to Lender to said Property superior to the Existing Security Instrument and superior to the indebtedness secured by said Existing Security Instrument. Holder specifically acknowledges and agrees that the priority of the security interests of Holder and Lender in the Property shall be governed by this Subordination Agreement and not by the order in which the Existing Security Instrument and the Superior Security Instrument are or were filed or recorded. Nothing contained herein or otherwise shall preclude Holder from demanding strict compliance by Borrower with the terms and conditions of the Existing Security Instrument, and the instrument(s) evidencing the debt secured thereby, or enforcing its rights thereunder, subject to the terms of this Subordination Agreement. Without the prior written consent of Lender, Holder shall not exercise any collection rights with respect to the Property, will not foreclose under the Existing Security Instrument or exercise any power of sale thereunder or to take any other collection action with respect to the Property and Holder's security interest therein.

Lender's rights under the Superior Security Instrument may be exercised by Lender without notice to or consent by Holder. Lender may take such action regarding the Borrower, the indebtedness of Borrower to Lender, including, without limitation, extensions, renewals or restructurings of any indebtedness of Borrower to Lender (or the making of additional loans or advances to Borrower), all without notice to or consent of Holder, and without affecting the superiority of Lender's lien on the Property evidenced by this Subordination Agreement.



Shelby Cnty Judge of Probate, AL 06/08/2012 03:27:46 PM FILED/CERT

The subordination of the Existing Security Instrument provided for herein:

shall be limited in application to the specific indebtedness of Borrower to Lender described hereinabove and any and all extensions, renewals and refinancings of same, or

shall apply to the specific indebtedness of Borrower to Lender described hereinabove and any and all extensions, renewals and refinancings of same and, in addition, to all other indebtedness of any nature whatsoever of Borrower to Lender whether heretofore or hereafter incurred.

Holder warrants and represents to Lender that Holder shall not transfer or assign the Existing Security Instrument or any interest therein unless either (i) Holder has obtained the express prior written consent of Lender, or (ii) such transfer or assignment is specifically made subject to the terms and provisions of this Subordination Agreement and such is acknowledged in writing by the transferee and assignee in recordable form and Holder causes such acknowledgment to be recorded in the real estate records in the Office in the county in which the Property is located.

This Subordination Agreement shall be binding upon Holder and the heirs, personal representatives, successors and assigns of Holder and shall inure to the benefit of Lender, its successors, assigns, purchasers at foreclosure sale and purchasers pursuant to any power of sale contained in the Superior Security Instrument.

Holder agrees to execute and deliver to Lender any further documents or instrument as specified by Lender to confirm or acknowledge the subordination of the Existing Security Instrument to the Superior Security Instrument evidenced hereby.

This Subordination Agreement shall be governed by and construed in accordance with the laws of the state in which the Property is located.

IN WITNESS WHEREOF, Holder has duly executed this Subordination Agreement, under seal, after due authorization, the day and year first above written.

First Commercial a div of
Synovus Bank as successor in
HOLDER:interest by merger
with First Commercial Bank

By: Mullium

Jean Walburg

Title: Retail Lending Center Sr Manager

HOLDER'S ADDRESS:

1148 Broadway

Columbus, Georgia 31901

Signed, sealed and of

Chofficial Witness

Elisha Staudinger

Notary Public Diana Welsch

2/21/2016

My commission expires:

[Notary Seal]

Diana Welsch
Notary Public
Harris County, Georgia

Exhibit "A"

Lot 829, according to the Survey of Eagle Point, 8th Sector, Phase I, as recorded in Map Book 24, Page 127 A&B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel ID#: 09-3-07-0-002 -002.065

This is a purchase money mortgage junior and subordinate to that certain first mortgage made by William Lee Steed, Jr. and wile, Mist i B. Steed to Superior Bank in the amount of \$282,300.00 dated April 30, 2009 and closed simultaneously herewith.

20120608000203610 3/3 \$18.00 Shelby Cnty Judge of Probate, AL 06/08/2012 03:27:46 PM FILED/CERT