

PREPARED BY AND
When recorded return to:



20121003000376990 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
10/03/2012 08:30:01 AM FILED/CERT

REGIONS BANK
Attn: Subordination Dept/
PO Box 830721
Birmingham, AL 35283

1201739

Parcel: 10-2-03-0-003-049-000

This section for Recording use only

Subordination Agreement

Customer Name: Kenneth B Howell

Account Number: 1720 Request Id: 1208SB0457

THIS AGREEMENT is made and entered into on this 17th day of September, 2012, by Regions Bank (Hereinafter referred to as "Regions Bank") in favor of WELLS FARGO HOME MORTGAGE, its successors and assigns (hereinafter referred to as "Lender").

RECITALS

Regions Bank loaned to Kenneth B Howell and Cheri T Howell (the "Borrower", whether one or more) the sum of \$100,000.00. Such loan is evidenced by a note dated August 22, 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 10/5/2007, Instrument # 20071005000466250 in the public records of SHELBY COUNTY, AL (the "Regions Mortgage"). Borrower has requested that lender lend to it the sum of \$170,000.00 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 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.

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.

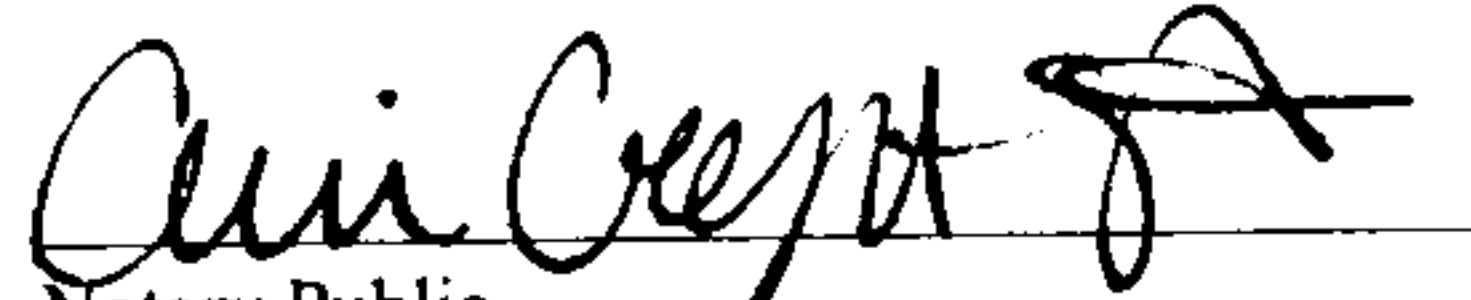
SEE EXHIBIT A FOR LEGAL DESCRIPTION

Regions Bank

By: 
Its Vice President

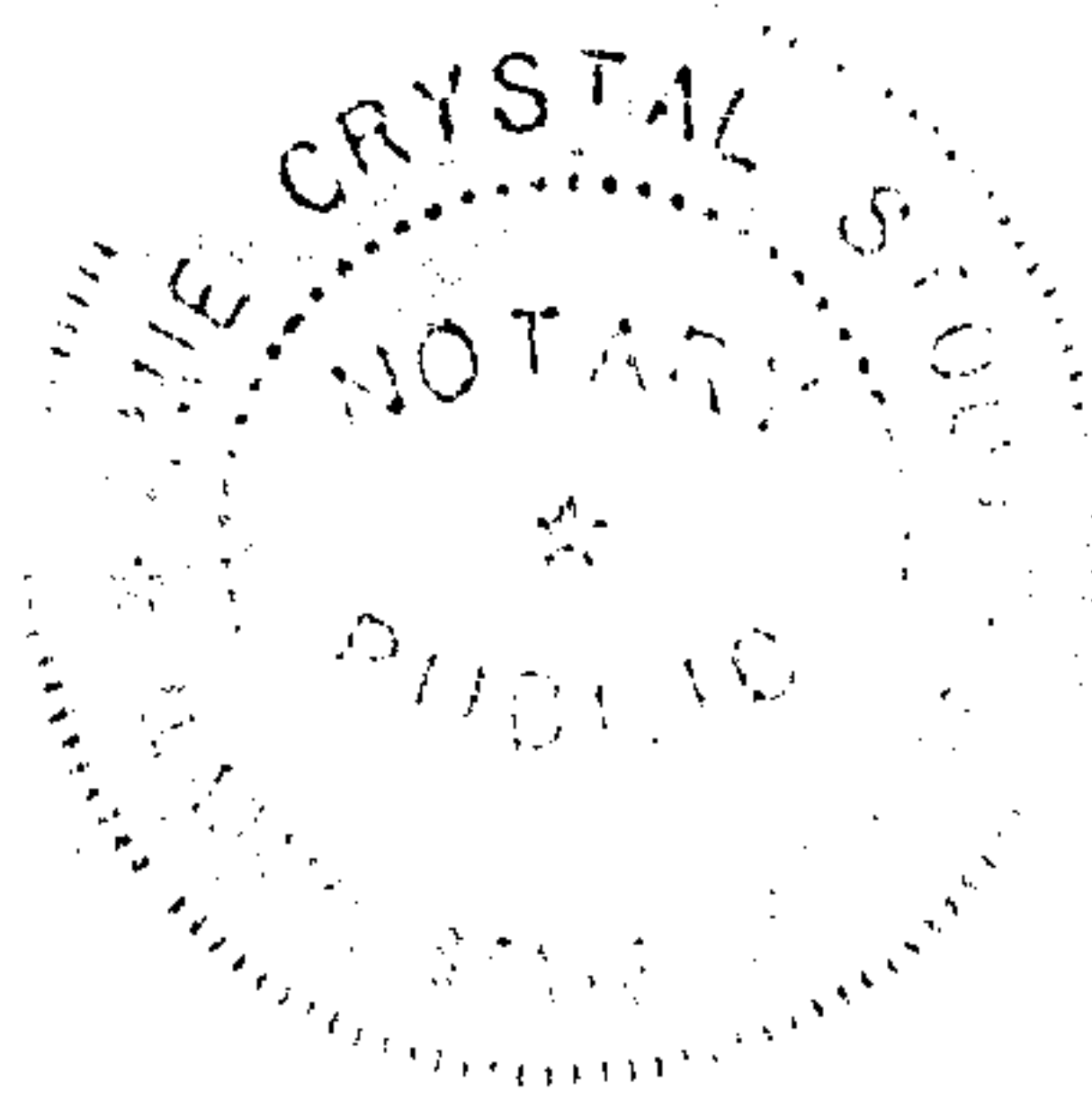
State of Alabama
County of Shelby

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said County and State, on this the 17th day of September, 2012, within my jurisdiction, the within named James Watkins 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 JANUARY 9, 2013
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

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF Alabama, AND IS DESCRIBED AS FOLLOWS:

LOT 49, ACCORDING TO THE SURVEY OF CALDWELL CROSSINGS, AS RECORDED IN MAP BOOK 29, PAGE 9, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Grantors: CHERI TATE, KNA CHERI TATE-HOWELL AND KENNETH B. HOWELL,
WIFE

AND HUSBAND

Grantees: CHERI TATE-HOWELL AND KENNETH B. HOWELL

Dated: January 6, 2010

Recorded Date: January 14, 2010

Consideration: \$1.00

Instrument: 20100114000012790

Parcel ID: 10-2-03-0-003-049.000

Commonly known as 3102 Crossings Drive, Birmingham, AL 35242
However, by showing this address no additional coverage is provided