

20121207000470000 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
12/07/2012 02:43:52 PM FILED/CERT

This section for Recording use only

### Subordination Agreement

**Customer Name: Royce W Gore**

**Account Number: 1592**

**Request Id: 1210SB0384**

THIS AGREEMENT is made and entered into on this 15th day of October, 2012, by Regions Bank (Hereinafter referred to as "Regions Bank") in favor of U.S BANK NATIONAL ASSOCIATION, its successors and assigns (hereinafter referred to as "Lender").

### RECITALS

Regions Bank loaned to Royce W Gore (the "Borrower", whether one or more) the sum of \$60,000.00. Such loan is evidenced by a note dated September 7, 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 9/27/2007, Instrument # 20070927000453080 in the public records of JEFFERSON COUNTY, AL (the "Regions Mortgage"). Borrower has requested that lender lend to it the sum of \$170,110.00 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. *to be recorded*

*Concurrently herewith*

### 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: *Mark Holmes*

Its Vice President *Mark Holmes*

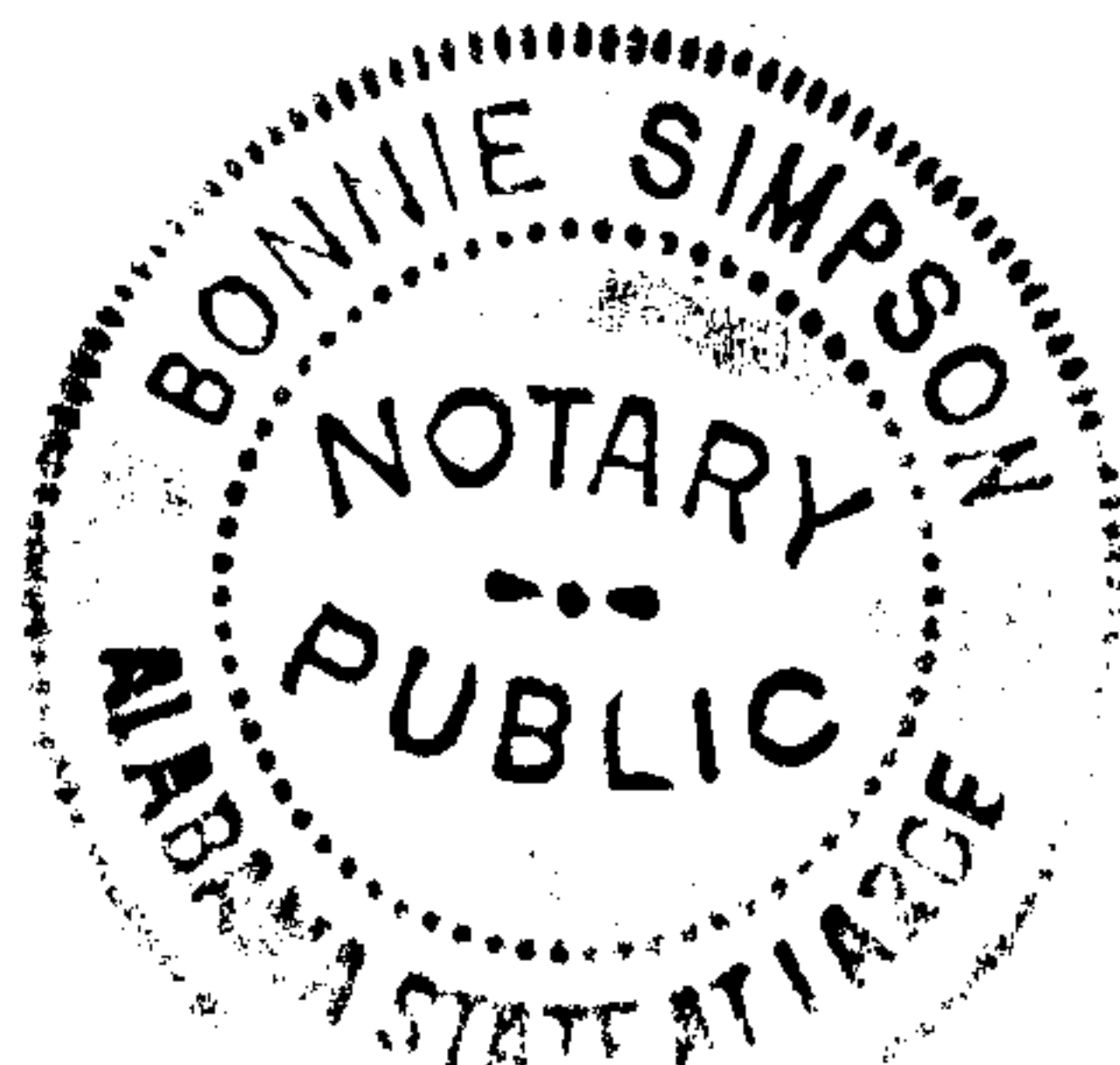
State of Alabama  
County of Shelby

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said County and State, on this the 15th day of October, 2012, within my jurisdiction, the within named *Mark Holmes* 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.

*Bonnie Simpson*  
Notary Public  
*3-6-15*

My commission expires:

NOTARY MUST AFFIX SEAL  
This Instrument Prepared by:  
Tracey McCool  
Regions Bank  
2050 Parkway Office Cir, RCN 2  
Hoover, AL 35244



Return to: *14858338*  
LSI-LPS  
East Recording Solutions  
700 Cherrington Pkwy  
Coraopolis, PA 15108

Order No.: **14858338**  
Loan No.: 2300268665

## **Exhibit A**


The following described property:

Situated in Shelby County, Alabama, to-wit:

Lot 226, according to the Survey of Bent River Commons, 2nd Sector , as recorded in Map Book 24, Page 25, in the Probate Office of Shelby County, Alabama.

Minerl and mining rights excepted.

Assessor's Parcel No: 104170005063000

  
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