



20130117000023300 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
01/17/2013 10:25:09 AM FILED/CERT

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Subordination Agreement

24244867
Customer Name: Stephanie Sills
Account Number: 9296 Request Id: 1210SB1041

THIS AGREEMENT is made and entered into on this 7th day of November, 2012, by Regions Bank (Hereinafter referred to as "Regions Bank") in favor of JP MORGAN CHASE BANK, N.A., its successors and assigns (hereinafter referred to as "Lender").

RECITALS

Regions Bank loaned to Stephanie Sills and Steve Sills (the "Borrower", whether one or more) the sum of \$50,000.00. Such loan is evidenced by a note dated August 17, 2006, 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 9/14/2006, Instrument # 20060914000455700 in the public records of SHELBY COUNTY, AL (the "Regions Mortgage"). Borrower has requested that lender lend to it the sum of \$128,757.00 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.

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
James Watts

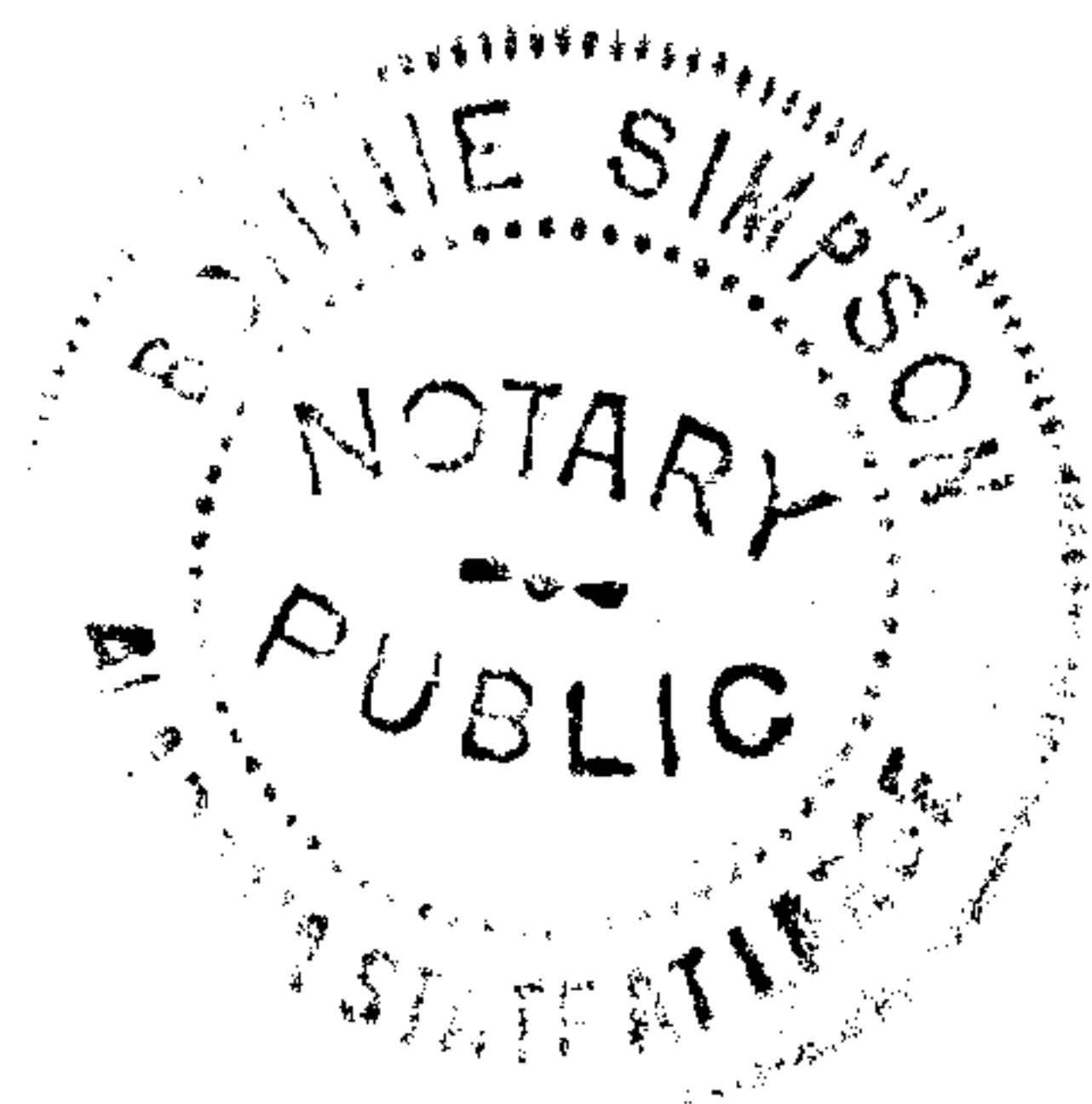
State of Alabama
County of Shelby

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said County and State, on this the 7th day of November, 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.

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



LEGAL DESCRIPTION

EXHIBIT "A"

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

ALL THAT PARCEL OF LAND IN CITY OF ALABASTER, SHELBY COUNTY, STATE OF ALABAMA, AS DESCRIBED IN DEED INST # 20020701000308020, ID# 23-1-02-3-002-021.028, BEING KNOWN AND DESIGNATED AS:

LOT 18 ACCORDING TO THE SURVEY OF THOMPSON PLANTATION AS RECORDED IN MAP BOOK 11 PAGE 53 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA

MORE COMMONLY KNOWN AS: 902 10TH COURT SW ALABASTER AL 35007

HORACE STEVENSON SILLS, III AND STEPHANIE ANNE SILLS, HUSBAND AND WIFE, WITH RIGHTS OF SURVIVORSHIP BY FEE SIMPLE DEED FROM KENT ALAN THRASH AND LEIGH ANN THRASH, HUSBAND AND WIFE AS SET FORTH IN INST # 20020701000308020 DATED 06/25/2002 AND RECORDED 07/01/2002, SHELBY COUNTY RECORDS, STATE OF ALABAMA.



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