

20130305000091280 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
03/05/2013 11:51:59 AM FILED/CERT

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RECORDATION REQUESTED BY:
Renasant Bank, P O Box 709, Tupelo, MS 38802

WHEN RECORDED MAIL TO:
Renasant Bank, Beth Baker, P O Box 4140, Tupelo, MS 38802

57354543-1806868

SUBORDINATION OF MORTGAGE
(Renasant Bank's AL Lien Subordinated)

THIS SUBORDINATION OF MORTGAGE dated 01/25/2013, is made and executed by Renasant Bank, ("Renasant") in favor of JP Morgan Chase Bank ("Beneficiary").

SUBORDINATED MORTGAGE. Renasant has extended certain financial accommodations, secured by certain Real Property, as evidenced by a Mortgage dated 11/03/2006, executed by Jeffrey D Mays and Debra D Mays ("Borrowers") in favor of Renasant Bank, which Mortgage has been recorded in Shelby County, State of Alabama in Book N/A at Page N/A, bearing Instrument number 20061204000587210 (the "Subordinated Mortgage"), and if applicable, as modified by an agreement recorded in _____ County, State of Alabama in Book _____ at Page _____, bearing Instrument number _____.

REAL PROPERTY DESCRIPTION. The Subordinated Mortgage covers certain real property (the "Real Property") located in Shelby County, State of Alabama, as more particularly described in the Subordinated Mortgage.

PERMITTED INDEBTEDNESS. Beneficiary has extended or has agreed to extend the following described financial accommodations to Borrowers, secured or to be secured by the Real Property:

A loan not to exceed the principal amount of \$128,295.00 plus any of the following additional principal advances which may hereinafter be made by Beneficiary: (A) Advances to pay ad valorem taxes, assessments, insurance premiums, or any prior liens pertaining to the Real Property; (B) Advances to pay attorney's fees and cost, trustee's fees and costs, and other cost of collection which Beneficiary is permitted to recover under the Beneficiary's Lien; and (C) Any other advance made by Beneficiary for the preservation, but not the enhancement, of the Real Property; together with any and all interest and late charges accruing to Beneficiary on account of the foregoing principal indebtedness (all such principal and interest being collectively referred to herein as the "Permitted Indebtedness").

BENEFICIARY'S LIEN. The Permitted Indebtedness is or will be secured by the Real Property and evidenced by a Mortgage, dated _____, from Borrower to Beneficiary (the "Beneficiary's Lien") and recorded in Shelby County, State of Alabama as follows (insert recording information below):

Beneficiary is authorized to insert the recording information for Beneficiary's Lien upon recording of the Deed of Trust referenced above provided that such Deed of Trust does not grant a lien on or otherwise cover property other than the Real Property referenced herein that is subject to the lien of the Subordinated Deed of Trust.

As a condition to the granting of the requested financial accommodations, Beneficiary has required that the Beneficiary's Lien be and remain superior to the Subordinated Mortgage.

NOW THEREFORE RENASANT DOES HEREBY AGREE AS FOLLOWS:

SUBORDINATION. The Subordinated Mortgage is and shall be subordinated in all respects to Beneficiary's Lien to the extent of the Permitted Indebtedness, and it is agreed that Beneficiary's Lien shall be and remain, at all times, prior and superior to the lien of the Subordinated Mortgage to the extent of the Permitted Indebtedness. This Subordination shall not be applicable to any indebtedness in excess of the Permitted Indebtedness.

DEFAULT BY BORROWER. If Borrower becomes insolvent or bankrupt, this Subordination shall remain in full force and effect.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Subordination:

Amendments. What is written in this Subordination is Renasant's entire agreement with Beneficiary concerning the matters covered by this Subordination. To be effective, any change or amendment to this Subordination must be in writing and must be signed by Renasant.

Authority. The person who signs this Subordination as or on behalf of Renasant represents and warrants that he or she has authority to execute this Subordination and to subordinate the Subordinated Mortgage.

No Party Rights. This Subordination shall not be deemed to have created any rights in favor of a third person other than Beneficiary. Only Beneficiary and its respective successors and assigns shall have the right to enforce any provision of this Agreement. No other person, including, without limitation, Borrowers, shall have any right to enforce any provision of this Agreement.

Caption Headings. Caption headings in this Subordination are for convenience purposes only and are not to be used to interpret or define the provisions of this Subordination.


Governing Law. This Subordination will be governed by federal law applicable to Beneficiary and to the extent not preempted by federal law, the law of the state in which the Real Property is located without regard to its conflicts of law provisions. This Subordination has been accepted by Beneficiary in the state where the Real Property is located.

Successors. This Subordination shall be binding on the successors and assigns of Renasant, and the covenants of Renasant herein in favor of Beneficiary shall extend to, include, and be enforceable by any transferee or endorsee to whom Beneficiary may transfer any or all of the Permitted Indebtedness.

IN WITNESS WHEREOF, Renasant has executed this Subordination, under seal, this 25th day of June 2013.

RENASANT BANK:

By: Vivian V. Torrey
Name: VIVIAN V. TORREY
Title: BRANCH RELATIONSHIP MANAGER


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CORPORATE ACKNOWLEDGMENT

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vivian Terry, whose name as Branch Relationship Manager of Renasant Bank, a Mississippi banking corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said Renasant Bank.

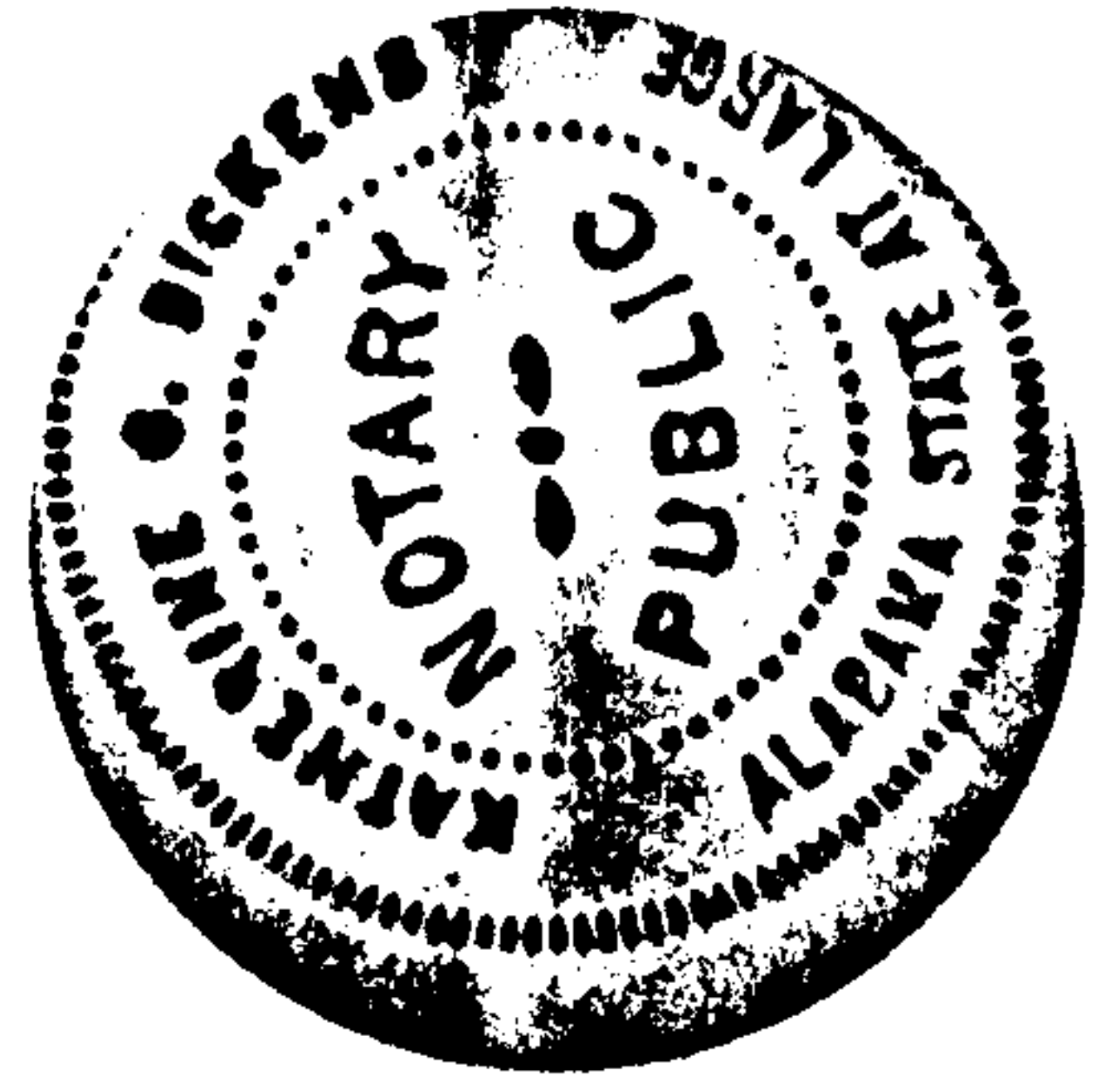
This the 25th day of January, 20 13.

Katherine G. Dulan
(Notary Public)

My Commission Expires:

January 4, 2014

Prepared by: VIVIAN TERRY
Renasant Bank
P O Box 709
Tupelo, MS 38802-0709
Telephone (662) 680-1001



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Processor: KK



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EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 13 5 22 1 001 005.101

Land Situated in the County of Shelby in the State of AL

LOT 14, BLOCK 6, ACCORDING TO THE MAP AND SURVEY OF PLANTATION SOUTH, THIRD SECTOR, PHASE V, AS RECORDED IN MAP BOOK 17 PAGE 85 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

ALSO, AN EASEMENT FOR DRAINAGE WHICH IS 6 FEET WIDE, BEING 3 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 14: THENCE RUN NORTH ALONG THE WEST LINE OF SAID LOT 14 FOR 30.00 FEET; THENCE 90 DEGREES 00 MINUTES 00 SECONDS RIGHT AND RUN EASTERLY FOR 3.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE EASEMENT HEREIN DESCRIBED; THENCE 90 DEGREES 00 MINUTES 00 SECONDS LEFT AND RUN NORTHERLY ALONG THE CENTERLINE OF SAID EASEMENT FOR 50.78 FEET; THENCE 75 DEGREES 23 MINUTES 58 SECONDS RIGHT AND RUN NORTHEASTERLY ACROSS SAID LOT 14 FOR 68.31 FEET; THENCE 14 DEGREES 36 MINUTES 02 SECONDS RIGHT AND RUN EASTERLY ACROSS SAID LOT 14 FOR 30.90 FEET TO A POINT ON THE EAST LINE OF SAID LOT WHICH 98.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 14; BEING SITUATED IN SHELBY COUNTY, ALABAMA. THE SOLE PURPOSE OF THIS EASEMENT IS TO ALLOW DRAINAGE FROM LOT 14 AND LOT 15, BLOCK 6, OF SAID SUBDIVISION TO FLOW ACROSS SAID LOT 14, BLOCK 6, OF SAID SUBDIVISION TO AN EXISTING DRAINAGE DITCH ON THE EAST LINE OF SAID LOT 14, BLOCK 6

Commonly known as: 4813 Pinehurst Dr , Helena, AL 35080



+U03574152+

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