

20130326000125540 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
03/26/2013 12:08:13 PM FILED/CERT

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Subordination Agreement

Customer Name: Austin J Turnbow

Account Number: 9800 Request Id: 1302SB0069

THIS AGREEMENT is made and entered into on this 21st day of February, 2013, by Regions Bank (Hereinafter referred to as "Regions Bank") in favor of Regions Bank dba Regions Mortgage, its successors and assigns (hereinafter referred to as "Lender").

RECITALS

Regions Bank loaned to Austin J Turnbow & Emily Turnbow (the "Borrower", whether one or more) the sum of \$48,200.00. Such loan is evidenced by a note dated February 26, 2010, 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 3/17/2010, Instrument # 20100317000078610 in the public records of SHELBY COUNTY, AL (the "Regions Mortgage"). Borrower has requested that lender lend to it the sum of \$150,500.00 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: [Signature]
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 21st day of February, 2013, 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.

[Signature]
Notary Public

3-6-15
My commission expires:

NOTARY MUST AFFIX SEAL
This Instrument Prepared by:
D'Ashia Crayton
Regions Bank
2050 Parkway Office Cir, RCN 2
Hoover, AL 35244

12-01267116-TURNBOW


SCHEDULE "A"

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY,
ALABAMA, TO-WIT:

LOT 39, ACCORDING TO THE MAP AND SURVEY OF OAK GLEN, 2ND SECTOR,
AS RECORDED IN MAP BOOK 9, PAGE 154, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY CONVEYED TO A. JASON TURNBOW AND EMILY
TURNBOW, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM
CHRISTOPHER SEYMOUR, AN UNMARRIED MAN RECORDED 04/04/2005 IN DEED
INSTRUMENT 2005040400015455, IN THE PROBATE JUDGE'S OFFICE FOR
SHELBY COUNTY, ALABAMA.

TAX ID# 10-5-16-0-001-001.022


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