

20130426000170900 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
04/26/2013 03:30:31 PM FILED/CERT

This section for Recording use only

Subordination Agreement

Customer Name: Robert B Boyd
Account Number: 3611 **Request Id: 1304SB0046**

② 57686846-1929707

THIS AGREEMENT is made and entered into on this 2nd day of April, 2013, by Regions Bank (Hereinafter referred to as "Regions Bank") in favor of MERS INC, AS NOMINEE FOR QUICKEN LOANS INC, its successors and assigns (hereinafter referred to as "Lender").

RECITALS

Regions Bank loaned to Robert B Boyd and Robyn W Boyd (the "Borrower", whether one or more) the sum of \$30,000.00. Such loan is evidenced by a note dated February 15, 2013, 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 3/5/2013, Instrument # 201305000091340 in the public records of SHELBY, AL (the "Regions Mortgage"). Borrower has requested that lender lend to it the sum of \$183,400.00 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.

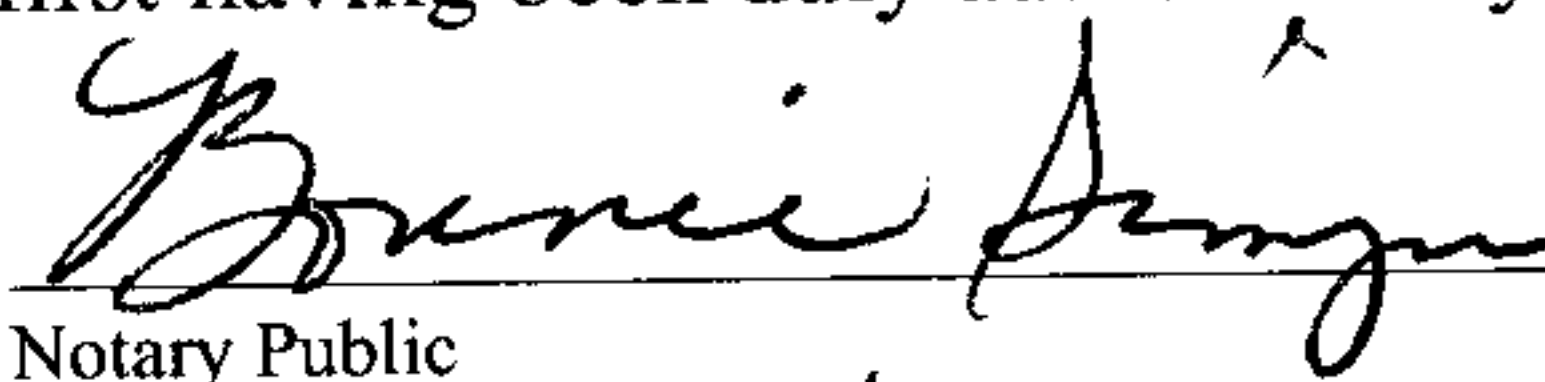
IN WITNESS WHEREOF, Regions Bank has caused this instrument to be executed by its duly authorized officer on the day and date first set forth above.

When Recorded Return To:
Indecomm Global Services
2925 Country Drive
St Paul MN 55117
78664653-2

State of Alabama
County of Shelby

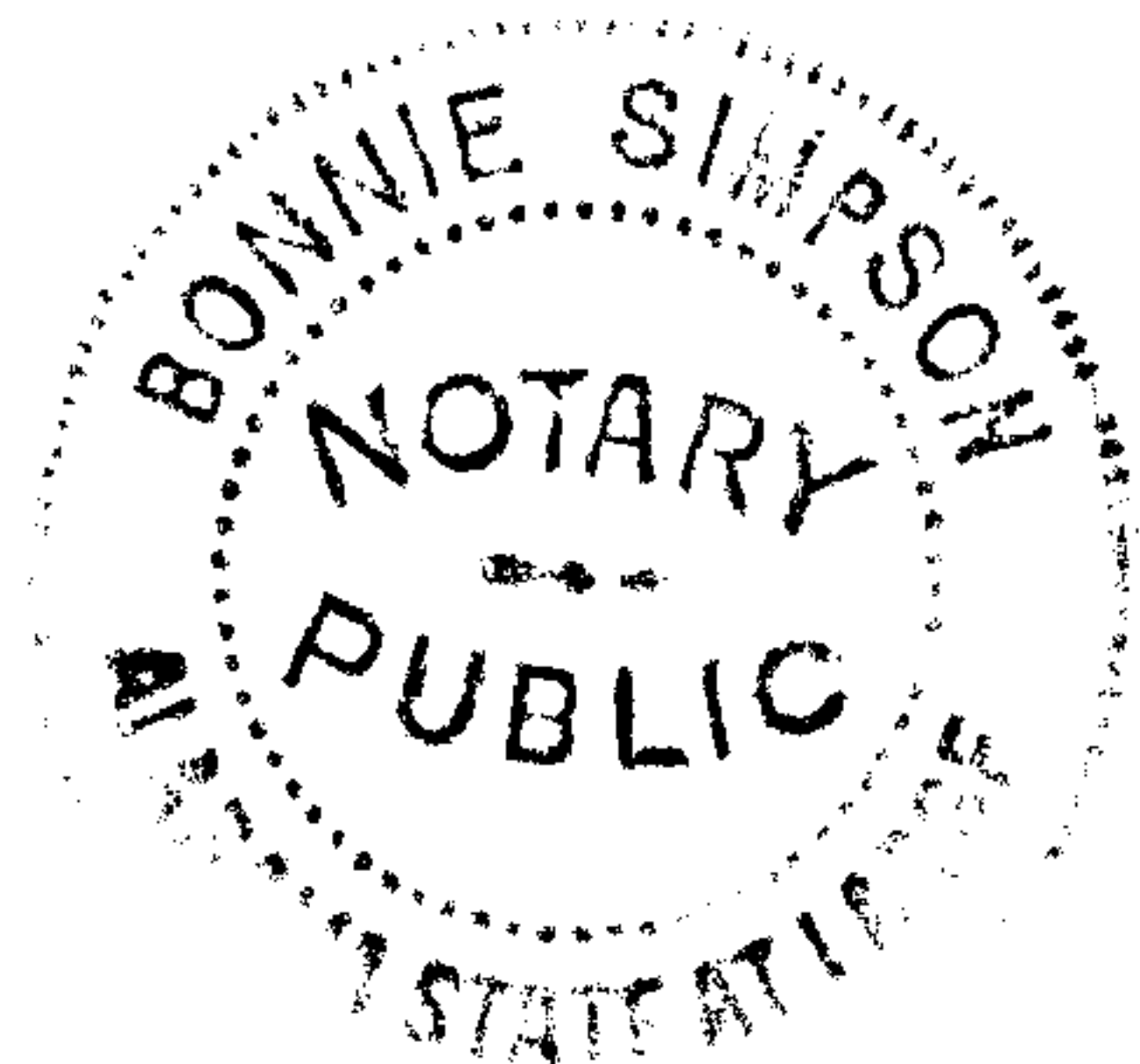
Regions Bank
By: 
Its Vice President

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said County and State, on this the 2nd day of April, 2013, 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.


Notary Public

My commission expires: 3-6-15

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





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EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 22 2 04 2 991 022.000

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

LOT 93, ACCORDING TO THE SURVEY OF FINAL PLAT OF SADDLE LAKE FARMS, SECOND ADDITION,
PHASE 3, 4, 5, 6 AND 7, AS RECORDED IN MAP BOOK 29, PAGE 34, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.

Commonly known as: 225 Thoroughbred Ln , Alabaster, AL 35007



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1632 4/19/2013 78609653/2