

20130917000376120 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
09/17/2013 11:09:34 AM FILED/CERT

This section for Recording use only

Subordination Agreement

Customer Name: Willie D Littleton
Account Number: 3014 Request Id: 1308SB0278

THIS AGREEMENT is made and entered into on this 16th day of August, 2013, by Regions Bank (Hereinafter referred to as "Regions Bank") in favor of Regions Bank dba Regions Mortgage, its successors and/or assigns (hereinafter referred to as "Lender").

RECITALS

Regions Bank loaned to Willie D Littleton and Deborah W Littleton (the "Borrower", whether one or more) the sum of \$70,000.00. Such loan is evidenced by a note dated August 2, 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 8/19/2010, Instrument # 2010081900266960 in the public records of SHELBY COUNTY, AL (the "Regions Mortgage"). Borrower has requested that lender lend to it the sum of \$172,000.00 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 Watt

State of Alabama
County of Shelby

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said County and State, on this the 16th day of August, 2013, within my jurisdiction, the within named *James Watt* 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 Dinger
Notary Public

3-6-15

My commission expires:

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

Return To:
LSI-LPS 17207882
East Recording Solutions
700 Cherrington Parkway
Coraopolis, PA 15108

Order ID: 17207882
Loan Number: 0899113323

Exhibit A

The following described property:

A parcel of land situated in the South 1/2 of the Northeast 1/4 of Section 16, Township 21 South, Range 3 West, described as follows:

Commence a the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 16 and go North 89 degrees 34' 35" East along the South boundary of said 1/4 1/4 section 1169.56 feet, to the point of beginning; thence continue North 89 degrees 34' 35" East for 197.00 feet; thence North 5 degrees 09' 35" East for 630.12 feet to the South boundary of Big Oak Drive; thence South 88 degrees 51' 40" West along said boundary for 154.81 feet to the beginning of a curve to the right having a central angle of 1 degree 28' 54" and a radius of 2894.79 feet; thence Westerly along said curve 74.86 feet; thence South 2 degrees 12' 10" West for 625.83 feet to the point of beginning; situated in Shelby County, Alabama.

Assessor's Parcel No: 235160001018014

The company assumes no liability for loss or damage whatsoever for any errors, omissions or inaccuracies in the information supplied.

