



20140127000026550 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
01/27/2014 02:17:42 PM FILED/CERT

SUBORDINATION AGREEMENT

THIS AGREEMENT made this 18th day of December, 2013, in favor of PEOPLES BANK, A KANSAS CORP it's successors and/or assigns, with an office at 501 W. SCHROCK RD, SUITE 410, WESTERVILLE, OH 43081 ("Lender") by KeyBank National Association, having a place of business at 4910 Tiedeman Road, Ste B, Cleveland, Ohio 44144. ("Subordinate Lender")

WITNESSETH:

WHEREAS, Subordinate Lender is the owner and holder of the following Mortgage/Deed of Trust covering the property located at 224 CAMDEN COVE PARKWAY, CALERA, AL 35040 and as more fully described therein ("Mortgaged Property"), and of the note or bond which said Mortgage/Deed of Trust secures ("Subordinate Lender Note"):

a) Mortgage/Deed of Trust dated September 5, 2007, made by: DONALD L RICHARDS and LINDA RICHARDS to KeyBank National Association to secure the sum of \$26,000.00 recorded on Real Property in the SHELBY County Recorder/Clerk's Office in AL Book/Liber 20070926000451700 Page N/A. ("Subordinate Lender Mortgage").

WHEREAS, on condition that the Subordinate Lender Mortgage/Deed of Trust be subordinated in the manner hereinafter appearing, Lender has or is about to accept a mortgage/deed of trust covering the Mortgaged Property, made by DONALD L RICHARDS and LINDA B RICHARDS ("Borrower") to Lender to secure an amount not to exceed (\$142,500.00) and interest, said mortgage/deed of trust being hereinafter collectively referred to as the "Lender Mortgage/Deed of Trust".

NOW, THEREFORE, in consideration of One Dollar (1.00) and other good and valuable consideration and to induce Lender to accept the Lender Mortgage/Deed of Trust the receipt and sufficiency of said consideration being hereby acknowledged, Subordinate Lender does hereby covenant, consent and agree with Lender as follows:

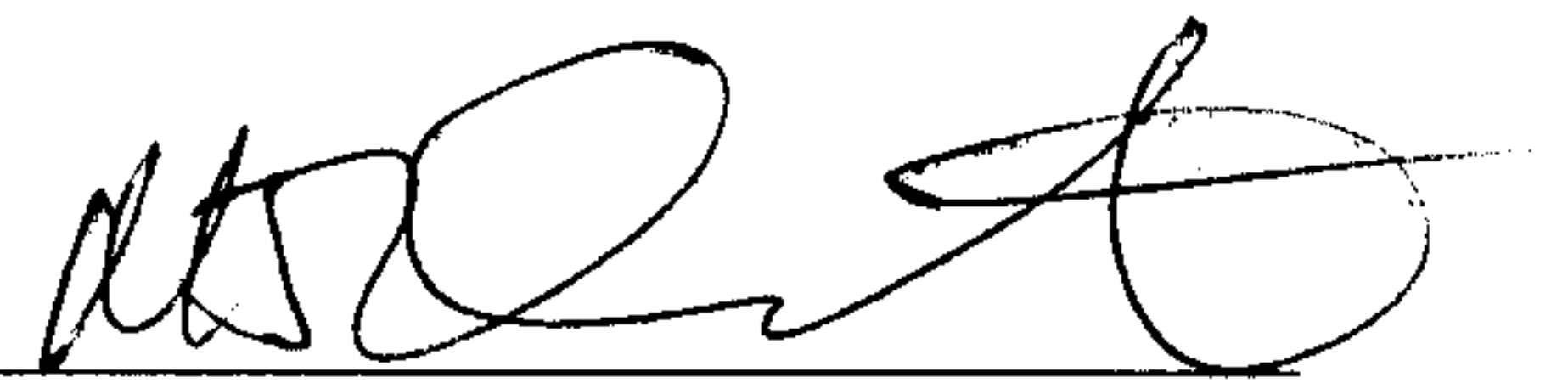
The Subordinate Lender Mortgage/Deed of Trust shall be and is hereby made subject and subordinate in lien to the lien of the Lender Mortgage/Deed of Trust in the principal amount not to exceed \$142,500.00 and interest together with any and all advances heretofore or hereinafter made and pursuant to the Lender Mortgage/Deed of Trust and together with any and all renewals or extensions of the Lender Mortgage/Deed of Trust or the note secured thereby, ("Lender Note").

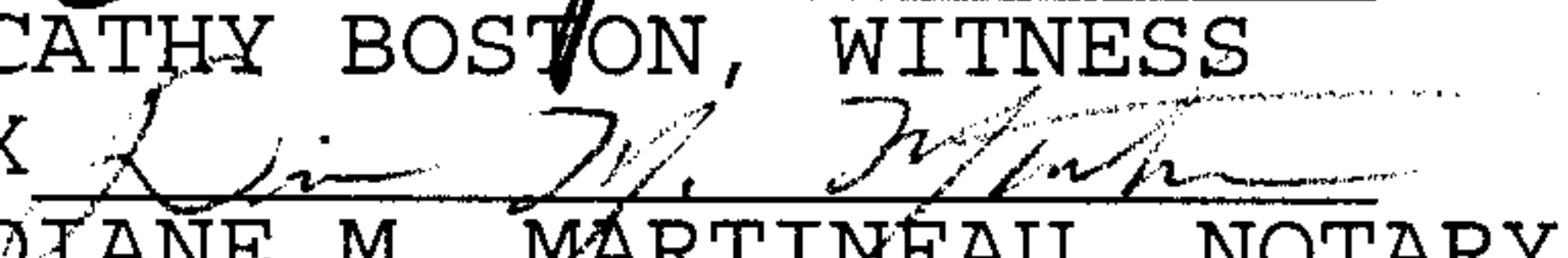
THIS AGREEMENT may not be changed or terminated orally and shall be binding upon and inure to the benefit of the respective heirs, legal representatives, successors and assigns, of the parties hereto.

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IN WITNESS WHEREOF, Subordinate Lender hereto has duly executed this agreement the day and year first above written.

KeyBank National Association

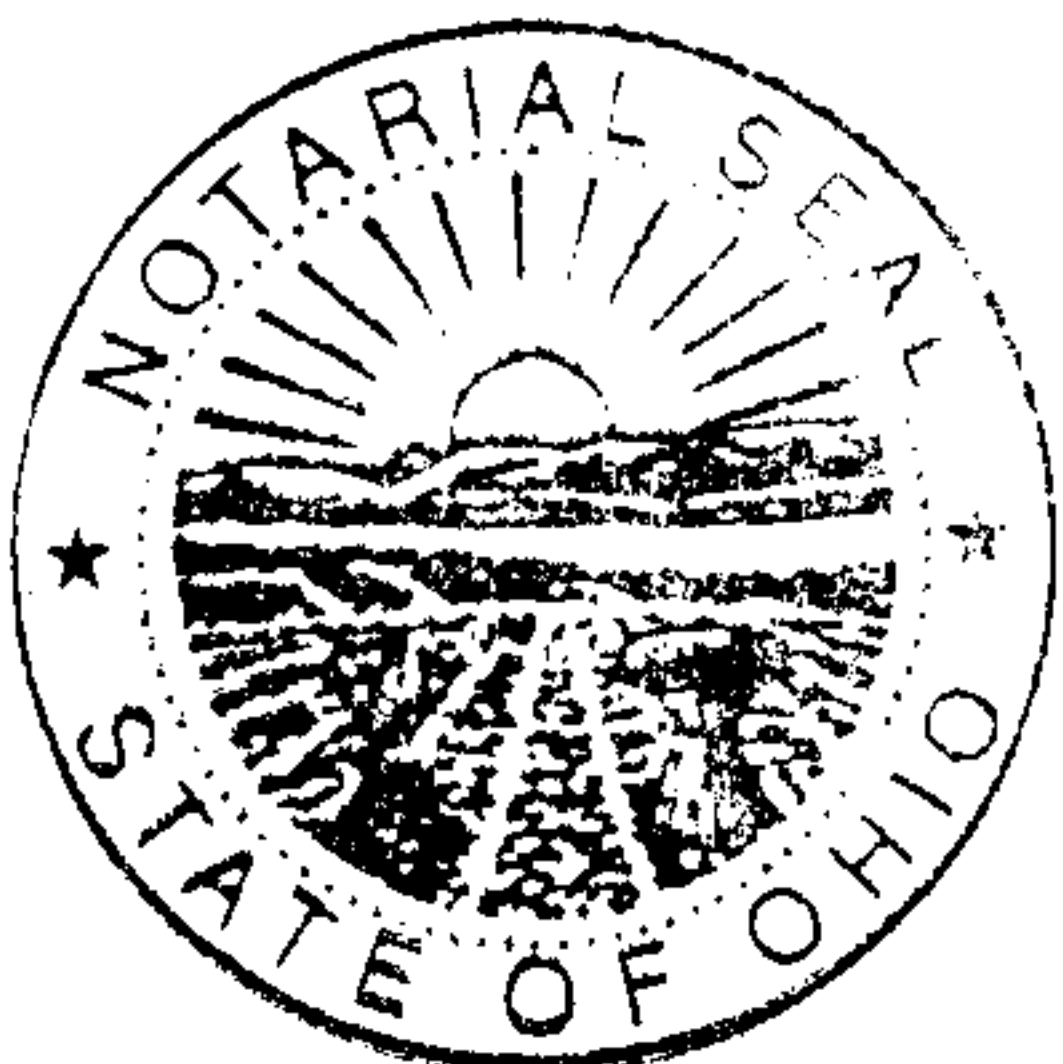
X 
MICHAEL J. QUEST, AVP

X 
CATHY BOSTON, WITNESS
X 
DIANE M. MARTINEAU, NOTARY

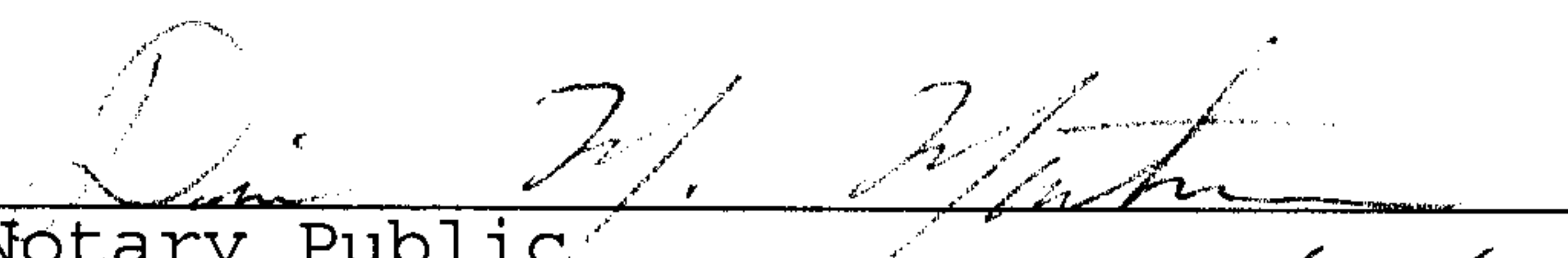
STATE OF OHIO)
)
COUNTY OF STARK)

Before me, a Notary Public in and for the said County and State, personally appeared MICHAEL J. QUEST, AVP of KEYBANK NATIONAL ASSOCIATION, the corporation which executed the foregoing instrument who acknowledged that they did sign the foregoing instrument for and on behalf of said corporation, being thereunto duly authorized, and that the same is the free act and deed individually and as such officers and free act of deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Canton, Ohio, this the 18th day of December, 2013.

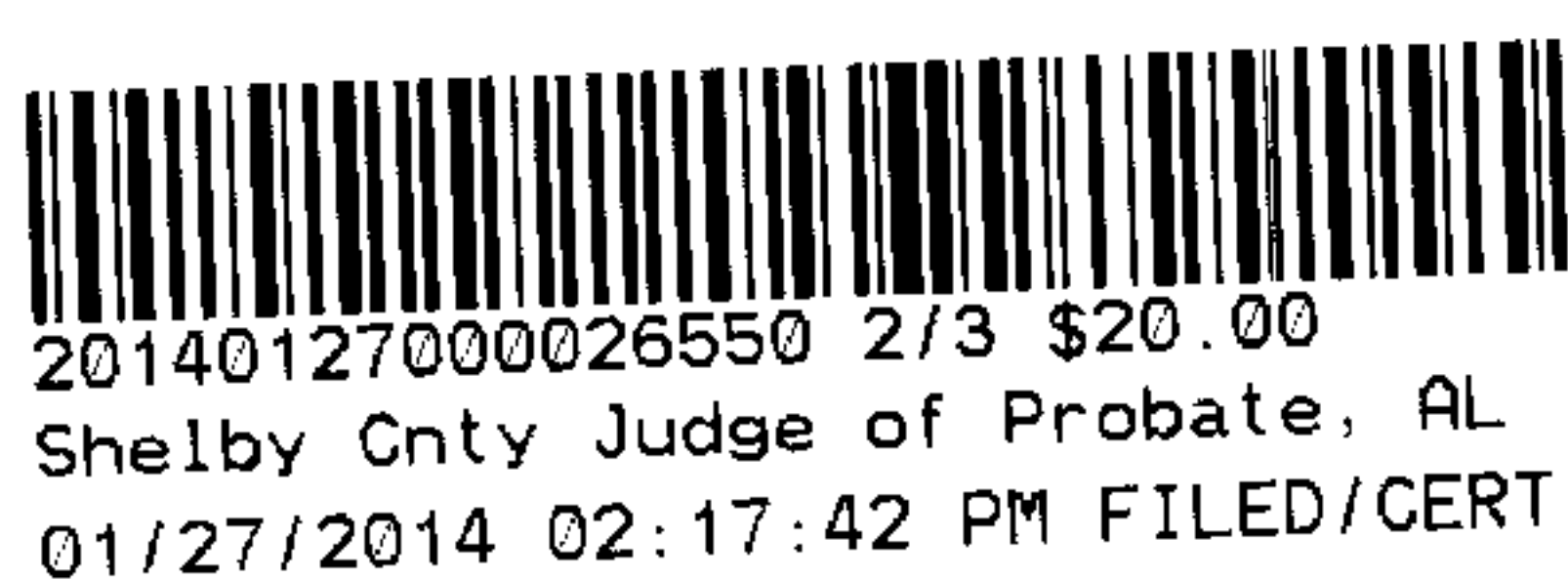


DIANE M. MARTINEAU
Notary Public, State of Ohio
My Commission Expires
April 16, 2016


Notary Public
My commission expires: 4/16/2016

THIS INSTRUMENT PREPARED BY: KeyBank National Association

When recorded mail to:
KeyBank National Association
P.O.Box 16430
Boise, ID 83715



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EXHIBIT A – Legal Description

All that certain parcel of land situate in the City of Calera, County of Shelby and State of Alabama bounded and described as follows:

Lot 83, according to the Survey of Camden Cove Sector 4, as recorded in Map Book 28, Page 128, in the Probate Office of Shelby County, Alabama.

Being the same property as transferred by deed dated 12/10/2002, recorded 01/02/2003, from Southern Home Services, LLC, to Donald L. Richards and Linda B. Richards, as joint tenants of survivorship, recorded as Instrument #: 20030102000002560.

Tax ID: 28 5 16 2 003 037.000

373495

Donald Lee Richards and Linda
Richards

224 Camden Cove Parkway
Calera, Alabama 35040


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