



20140304000057720 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
03/04/2014 08:15:57 AM FILED/CERT

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Subordination Agreement

Customer Name: Chris A Lecroy

Account Number: 4301 Request Id: 1401SB0080

THIS AGREEMENT is made and entered into on this 13th day of January, 2014, by Regions Bank (Hereinafter referred to as "Regions Bank") in favor of Regions Bank, its successors and/or assigns (hereinafter referred to as "Lender").

RECITALS

Regions Bank loaned to Chris A Lecroy (the "Borrower", whether one or more) the sum of \$36,000.00. Such loan is evidenced by a note dated May 17, 2005, 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 6/14/2005, Instrument # 20050614000290060 in the public records of SHELBY COUNTY, AL (the "Regions Mortgage"). Borrower has requested that lender lend to it the sum of \$78,000.00 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: [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 13th day of January, 2014, within my jurisdiction, the within named [Signature] 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:
Virginia Benedict
Regions Bank
2050 Parkway Office Cir, RCN 2
Hoover, AL 35244

LEGAL

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

LOT 26, ACCORDING TO THE MAP AND SURVEY OF STRATFORD PLACE, PHASE V, AS
RECORDED IN MAP BOOK 15 PAGE 81, IN THE OFFICE OF THE JUDGE OF PROBATE OF
SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO COVENANTS AND RESTRICTIONS, BUILDING LINES, EASEMENTS AND RIGHTS
OF WAY OF RECORD.

SUBJECT TO MINERAL AND MINING RIGHTS OF RECORD AND ALL RIGHTS AND
PRIVILEGES INCIDENT THERETO.

TOGETHER WITH ALL AND SINGULAR, THE RIGHTS AND PRIVILEGES, HEREDITAMENTS,
AND APPURTENANCES THERETO BELONGING OR IN ANYWISE APPERTAINING.
SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR
MINERAL RIGHTS OF RECORD, IF ANY.

BEING THE SAME PREMISES CONVEYED TO CHRIS ALLEN LECROY AND ELLANA J.
LECROY, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF
THEM, THEN TO THE SURVIVOR OF THEM FROM REAMER BUILDING AND
DEVELOPMENT CORPORATION BY CORPORATION FORM WARRANTY DEED JOINTLY
FOR LIFE WITH REMAINDER TO SURVIVOR DATED 5/21/1993, AND RECORDED ON
5/28/1993, DOCUMENT # 1993-15559, IN SHELBY COUNTY, AL.



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