

This section for Recording use only

Subordination Agreement

Customer Name: Norman Messina
Account Number: 0984 Request Id: 1403SB0126

THIS AGREEMENT is made and entered into on this 19th day of March, 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 Norman Messina and Gaethea L Messina (the "Borrower", whether one or more) the sum of \$135,400.00. Such loan is evidenced by a note dated December 3, 2008, 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 12/18/2008, Instrument # 20081218000469460 in the public records of SHELBY COUNTY, AL (the "Regions Mortgage"). Borrower has requested that lender lend to it the sum of \$76,500.00 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: *Lee Sims*
Its Vice President *Lee Sims*

State of Alabama
County of Shelby

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said County and State, on this the 19th day of March, 2014, within my jurisdiction, the within named *Lee Sims* 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 Simpson
Notary Public *Bonnie Simpson*
3-6-15
My commission expires:

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


20140430000128010 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
04/30/2014 11:10:46 AM FILED/CERT

LEGAL


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

LOT 201, ACCORDING TO THE SURVEY OF BENT RIVER COMMONS, 2ND SECTOR, AS
RECORDED IN MAP BOOK 25, PAGE 25, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO CURRENT TAXES, EASEMENTS AND RESTRICTIONS OF RECORD.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR
MINERAL RIGHTS OF RECORD, IF ANY.

BEING THE SAME PREMISES CONVEYED TO NORMAN MESSINA AND GAETHEA L.
MESSINA, AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP FROM WERTH REALTY,
INC., A CORPORATION AND MULTI-VEST, INC. A CORPORATION BY DEED DATED
5/2/2001, AND RECORDED ON 5/14/2001, DOCUMENT # 2001-19300, IN SHELBY COUNTY,
AL.


20140430000128010 2/2 \$17.00
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