



Prepared by: SunTrust Bank
When Recorded Return To:
SunTrust Consumer Loan Operations
Image Department
Post Office Box 305053
Nashville, TN 37230-5053

20140516000148920 1/4 \$23.00
Shelby Cnty Judge of Probate, AL
05/16/2014 01:05:39 PM FILED/CERT

SUBORDINATION AGREEMENT

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THIS SUBORDINATION AGREEMENT is given this 24TH day of MARCH, 2014, by and between SUNTRUST MORTGAGE, INC. ("New Lender"), and SunTrust Bank ("SunTrust").

WITNESSETH

WHEREAS, SunTrust is the owner and holder of that certain promissory note or line of credit agreement dated MARCH 8, 2008, (the "Agreement"), given by one or more borrowers as described in the Agreement ("Borrower," whether one or more); and

WHEREAS, PERRY S PLYLER, AND HIS WIFE; ROBIN R PLYLER ("Owner," whether one or more) is the owner of certain real property located in SHELBY County, State of ALABAMA (the "Property"), more fully described as:

See attached Schedule/Exhibit "A" for full Legal Description; and

WHEREAS, in order to secure repayment of obligations incurred by Borrower under the Agreement, and any and all renewals, extensions, substitutions and modifications thereof, Owner granted a Deed to Secure Debt, Deed of Trust or Mortgage of even date with the Agreement (the "Security Instrument"), in the amount of \$60,000.00 which granted a lien upon the Property and which was recorded on APRIL 1, 2008, in Deed, Trust, Liber or Official Record Book ("Book") , Page , or as Instrument Number 20080401000129750, in the Register's, Recorder's or Clerk's Office for SHELBY County, State of ALABAMA (the "Recording State and County"); and

(Check if and as applicable; if all are unmarked, this means the Agreement and Security Instrument were executed in favor of SunTrust):

- ☐ WHEREAS, SunTrust was formerly known as
- ☐ WHEREAS, SunTrust is successor by merger to
- ☐ WHEREAS, the Agreement and Security Instrument were originally executed by Borrower and Owner, respectively, in favor of ("Original Creditor"), and all right, title and interest in and to the Agreement and Security Instrument were assigned by Original Creditor to SunTrust (or its predecessor in interest) by virtue of that certain Assignment recorded in the Recording State and County in Book , Page or as Instrument Number .

AND *(Choose if applicable):*

- ☐ The Agreement and/or Security Instrument were previously modified as follows: ; and

WHEREAS, Owner desires to refinance the loan which was secured by a first lien on the Property and as a condition of the refinance, New Lender requires SunTrust to subordinate the lien of its Security Instrument to the lien created by New Lender; and

WHEREAS, SunTrust has agreed to subordinate the lien on the Property created by its Security Instrument to the lien which has been or will be granted by Owner to New Lender.

☒ If this box is checked, SunTrust's agreement to subordinate its lien is expressly conditioned upon Borrower and/or Owner's execution of a Modification of Security Instrument dated MARCH 24, 2014 providing for a modified credit limit of \$49,500.00 ("Modification"), and recordation of the Modification contemporaneously herewith. Therefore, failure to record the executed Modification will result in this Subordination Agreement being of no force or effect.

NOW THEFORE, in consideration of the foregoing and for the express purpose of inducing New Lender to refinance the first loan for Borrower, SunTrust hereby agrees and confirms that its lien secured by the Property, as described above, and any and all advances made under this loan or line of credit after this date are hereby inferior and subordinate to the lien upon the Property, created by the Security Instrument granted or given by Owner to New Lender up to the original principal balance of \$125,000.00, for the purpose of refinancing the first lien on the Property.

Nothing contained herein shall otherwise modify or affect the lien of SunTrust or New Lender in the Property except as herein specifically stated.

[Signatures appear on the following page]



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A blacked-out rectangular area, likely redacting a signature or name.

IN WITNESS WHEREOF, the parties hereunto set their hand and seal as of the date set forth above.

Witness Signatures (Two signatures are required)

Signed, sealed and delivered in the presence of:

Jackie Copeland
Witness: Jackie Copeland

Kimberly Cahill
Witness: Kimberly Cahill

Prepared by:
Suntrust Mortgage
Dorothy Lanier
10710 Midlothian Trunpike
Richmond, VA 23235

SUNTRUST BANK

By: Sonia Barker-Peronti
Print Name: Sonia Barker-Peronti
Title: Vice President



STATE OF FLORIDA)
CITY/COUNTY OF ORANGE)

PROBATE/ACKNOWLEDGMENT

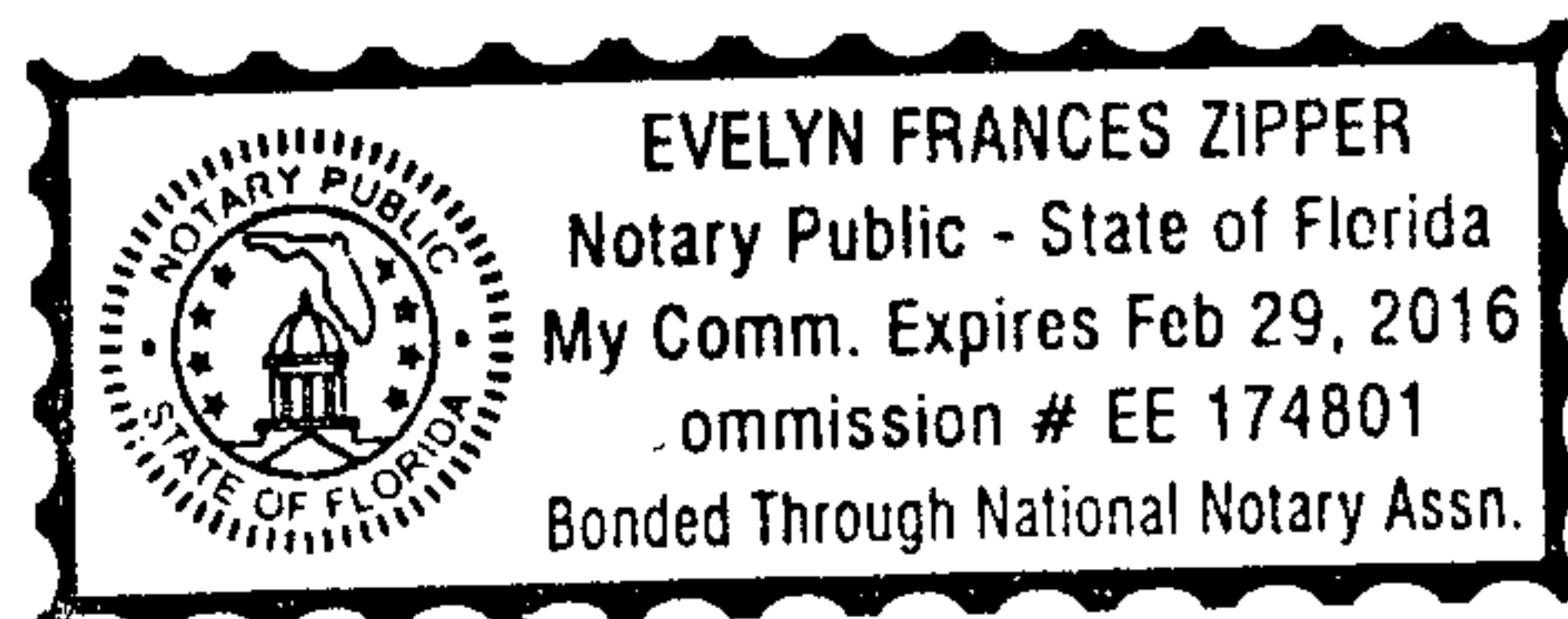
On this 24TH day of MARCH, 2014, before me, the undersigned Notary Public, personally appeared Sonia Barker-Peronti and known to me to be the Vice President, authorized agent for SunTrust Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of SunTrust Bank, duly authorized by SunTrust Bank through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and that the seal affixed is the corporate seal of SunTrust Bank.


By: Evelyn Frances Zipper
Evelyn Frances Zipper

Residing at: 7455 Chancellor Drive
Orlando, Florida 32809

Notary Public in and for the County of Orange

My commission expires: 2/29/2016




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SCHEDULE A

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 11 ACCORDING TO THE SURVEY OF WINDSTONE SUBDIVISION AS RECORDED IN MAP
BOOK 25, PAGE 2, SHELBY COUNTY, ALABAMA RECORDS.

TAX ID NO: 15 3 05 0 000 016.011

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: ROBERT J. VEAL AND WANDA W. VEAL, HUSBAND AND WIFE
GRANTEE: PERRY S. PLYLER AND ROBIN S. PLYLER, HUSBAND AND WIFE, FOR AND
DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE
SURVIVOR OF THEM, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF
REVERSION

DATED: 05/29/2001

RECORDED: 06/11/2001

DOC#/BOOK-PAGE: 2001-23644

ADDRESS: 306 WINDSTONE LN, CHELSEA, AL 35043

END OF SCHEDULE A

