

This section for Recording use only

59247383-26K3S1 Subordination Agreement
Customer Name: James L Griffin
Account Number: 5192 Request Id: 1407SB0163

THIS AGREEMENT is made and entered into on this 31st day of July, 2014, by Regions Bank (Hereinafter referred to as "Regions Bank") in favor of MERS INC., AS NOMINEE FOR QUICKEN LOANS, INC., its successors and/or assigns (hereinafter referred to as "Lender").

RECITALS

Regions Bank loaned to James L Griffin and Sharon H Griffin (the "Borrower", whether one or more) the sum of \$80,000.00. Such loan is evidenced by a note dated May 23, 2007, 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 6/6/2007, Instrument # 20070606000263860 in the public records of SHELBY COUNTY, AL (the "Regions Mortgage"). Borrower has requested that lender lend to it the sum of \$296,925.00 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.

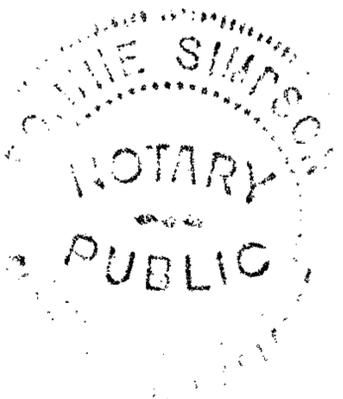
IN WITNESS WHEREOF, Regions Bank has caused this instrument to be executed by its duly authorized officer on the day and date first set forth above.

Regions Bank
By: [Signature]
Its Vice President 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 31st day of July, 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.

[Signature]
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

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 03 9 29 0 002 002.016

Land Situated in the County of Shelby in the State of AL

LOT 184 ACCORDING TO THE SURVEY OF BROOK HIGHLAND, 6TH SECTOR, 1ST PHASE AS RECORDED IN
MAP BOOK 14, PAGE 83 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE: DEED INSTRUMENT NO. 2000-30150

Commonly known as: 3940 Cannock Dr , Birmingham, AL 35242



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/14/2014 04:13:32 PM
\$17.00 KELLY
20140814000254850

A handwritten signature in black ink, appearing to be "J. Fuhrmeister", is written over the bottom right portion of the official text.