

20140829000273220
08/29/2014 03:17:20 PM
SUBAGREM 1/2

This section for Recording use only

Subordination Agreement

838734eln

Customer Name: William R Cherry Jr
Account Number: 7056 Request Id: 1407SB0176

THIS AGREEMENT is made and entered into on this 7th day of August, 2014, by AmSouth Bank dba Regions Bank (Hereinafter referred to as "Regions Bank") in favor of GREEN TREE SERVICING, LLC, its successors and/or assigns (hereinafter referred to as "Lender").

RECITALS

Regions Bank loaned to William R Cherry Jr and Charlotte S Cherry (the "Borrower", whether one or more) the sum of \$100,000.00. Such loan is evidenced by a note dated June 2, 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 6/28/2005, Instrument # 20050628000321370 in the public records of SHELBY COUNTY, AL (the "Regions Mortgage"). Borrower has requested that lender lend to it the sum of \$170,500.00 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.

*** Recording concurrently herewith 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.

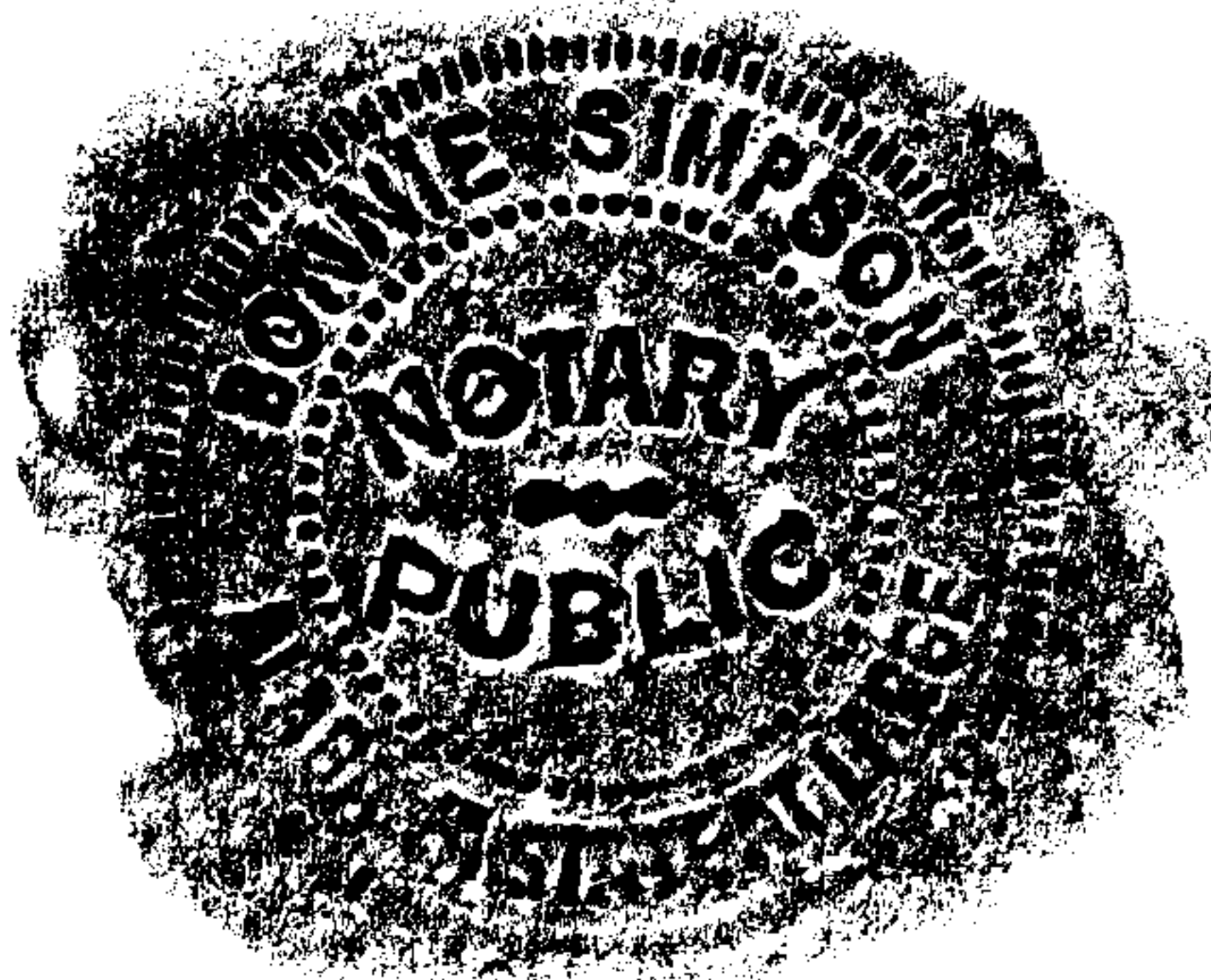
By its acceptance of this agreement, the borrower agrees to pay the subordination Fee set out in the Regions Subordination Request Form.

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

State of Alabama
County of Shelby

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said County and State, on this the 7th day of August, 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

Exhibit "A"

Real property in the City of **CHELSEA**, County of **SHELBY**, State of **Alabama**, described as follows:

LOT 67, ACCORDING TO THE SURVEY OF HIGH CHAPARRAL, SECTOR 3, AS RECORDED IN MAP BOOK 25, PAGE 83 A, B, & C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Being all of that certain property conveyed to WILLIAM ROY CHERRY, JR. AND CHARLOTTE SIENER CHERRY, AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP from WILLIAM ROY CHERRY, JR. AND CHARLOTTE SIENER CHERRY, HUSBAND AND WIFE, by deed dated July 11, 2003 and recorded July 14, 2003 as INSTRUMENT NO. 20030714000445220 of official records.

Commonly known as: 543 ALTA VISTA DR, CHELSEA, AL 35043

APN #: **14-6-13-0-000-001-026**

 **CHERRY**
49086654 **AL**
FIRST AMERICAN ELS
SUBORDINATION AGREEMENT


*WHEN RECORDED, RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING*

20140829000273220 08/29/2014 03:17:20 PM SUBAGREM 2/2

2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/29/2014 03:17:20 PM
\$17.00 CHERRY
20140829000273220

A handwritten signature in black ink, likely of the County Clerk, James W. Fuhrmeister.