

20141211000390290
12/11/2014 03:15:52 PM
SUBAGREM 1/2

This section for Recording use only

Subordination Agreement

Customer Name: Edward R Becker
Account Number: 8864 Request Id: 1410SB0176

THIS AGREEMENT is made and entered into on this 29th day of October, 2014, by Regions Bank (Hereinafter referred to as "Regions Bank") in favor of WELLS FARGO BANK, N.A., its successors and/or assigns (hereinafter referred to as "Lender").

RECITALS

Regions Bank loaned to Edward R Becker and Sandra J Becker (the "Borrower", whether one or more) the sum of \$145,500.00. Such loan is evidenced by a note dated June 27, 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 7/5/2007, Instrument # 20070705000316780 in the public records of SHELBY COUNTY, AL (the "Regions Mortgage"). Borrower has requested that lender lend to it the sum of \$140,000.00 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.

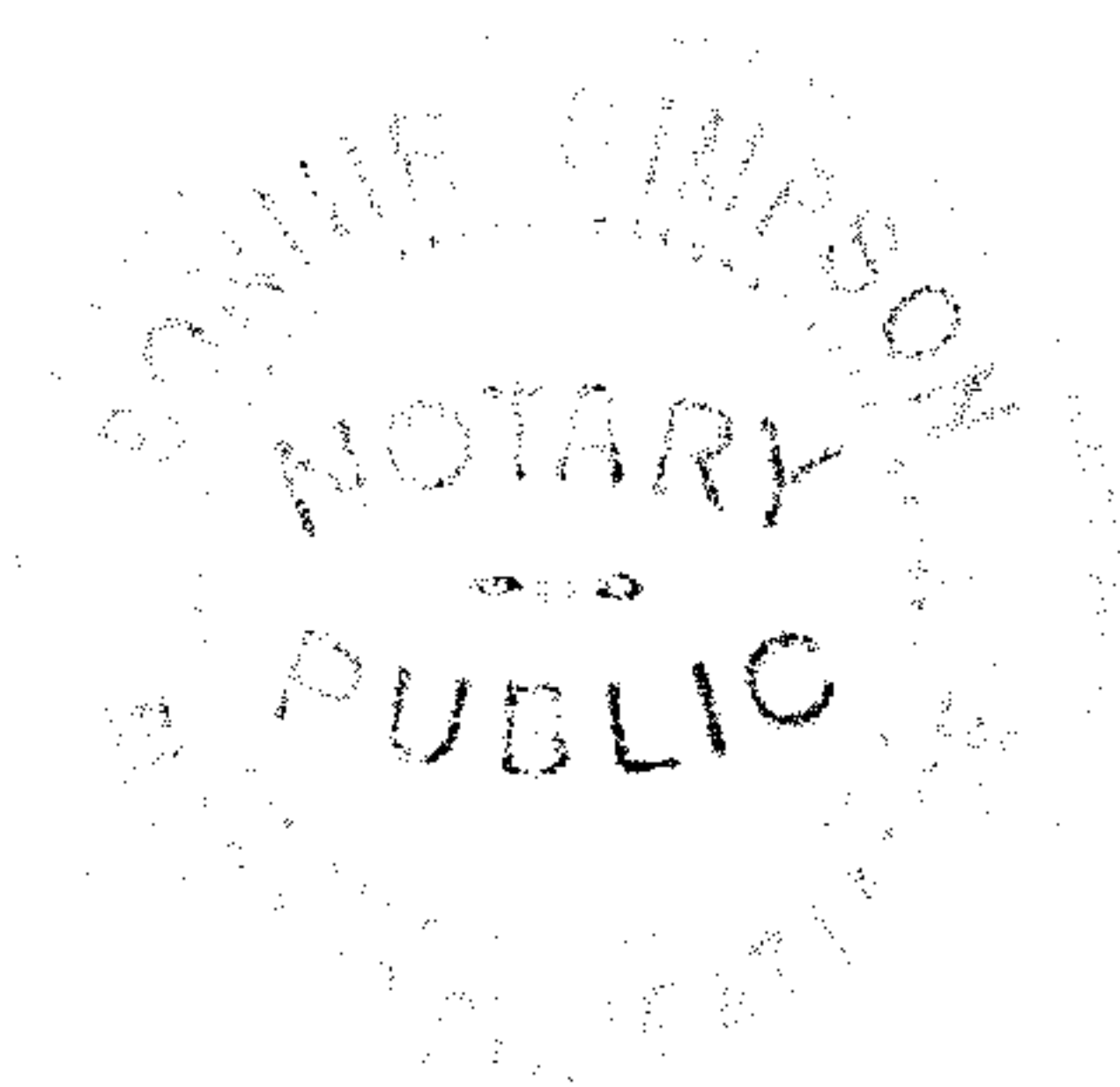
Regions Bank
By: *Lee Sims*
Its Vice President *Lee Sims*

State of Alabama
County of Shelby

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said County and State, on this the 29th day of October, 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"

Legal Description

ALL THAT PARCEL OF LAND IN COUNTY OF SHELBY, STATE OF ALABAMA AS MORE FULLY DESCRIBED IN INSTRUMENT 20051021000548300 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 21, IN BLOCK 2 ACCORDING TO THE SURVEY OF NORWICK FOREST, THIRD SECTOR, SECOND PHASE AS RECORDED IN MAP BOOK 23, PAGE 121, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY CONVEYED TO EDWARD R. BECKER AND SANDRA J. BECKER, AS TRUSTEES OF THE EDWARD R. BECKER AND SANDRA J. BECKER REVOCABLE LIVING TRUST DATED SEPTEMBER 1, 2005 FROM EDWARD R. BECKER AND SANDRA J. BECKER BY QUITCLAIM DEED AS SET FORTH IN INSTRUMENT 20051021000548300 RECORDED ON 10/21/2005 RECORDER OF DEEDS SHELBY COUNTY, STATE OF ALABAMA.

APN: 23-2-03-2-001-001.136

For Informational Purposes Only:

**Property Address: 149 Newgate Rd
Alabaster, AL 35007**



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/11/2014 03:15:52 PM
\$17.00 CHERRY
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A handwritten signature in black ink, likely of the County Clerk, is written over the official text.