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01/02/2015 09:29:14 AM
SUBAGREM 1/2

This section for Recording use only

#18902609

Subordination Agreement

Customer Name: Lisa T Montiel

Account Number: 1288 Request Id: 1411SB0080

THIS AGREEMENT is made and entered into on this 24th day of November, 2014, by Regions Bank dba AmSouth Bank (Hereinafter referred to as "Regions Bank") in favor of U.S. BANK NATIONAL ASSOCIATION, its successors and/or assigns (hereinafter referred to as "Lender").

RECITALS

Regions Bank loaned to Lisa T Montiel (the "Borrower", whether one or more) the sum of \$40,000.00. Such loan is evidenced by a note dated January 3, 2003, 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 1/15/2003, Instrument # 20030115000030460 in the public records of SHELBY COUNTY, AL (the "Regions Mortgage"). Borrower has requested that lender lend to it the sum of \$147,500.00 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.

Record Concurrently

Regions Bank

By:

Its Vice President

James Watts

State of Alabama
County of Shelby

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said County and State, on this the 24th day of November, 2014, within my jurisdiction, the within named James Watts 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.

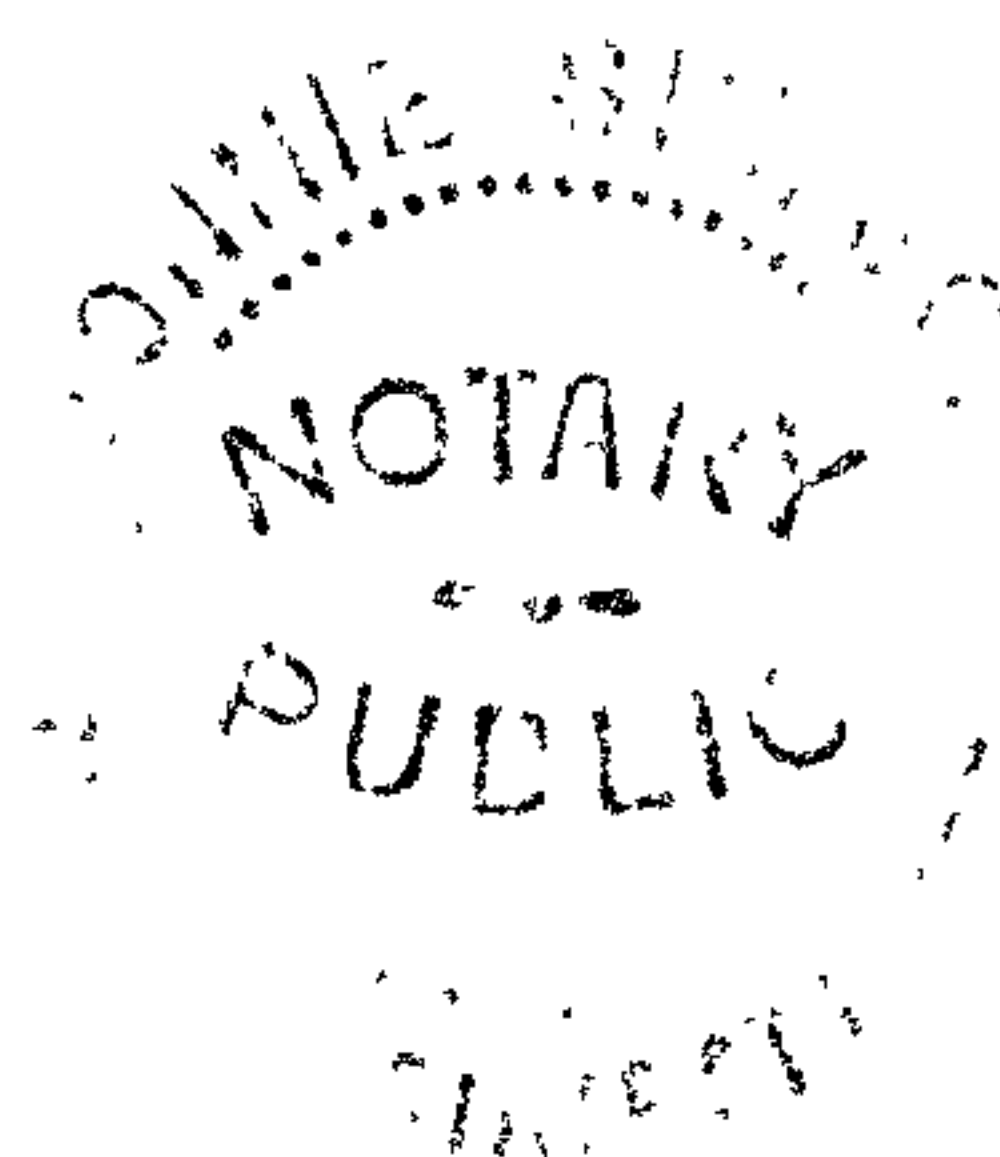
Notary Public

Bonnie O 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



Order No.: 18902609
Loan No.: 2300351435

Exhibit A

The following described property:

Lot 33, according to the Survey 1st Amended Plat of Final Record Plat of Greystone Farms, English Turn Sector-Phase I, as recorded in Map Book 19, Page 142, in the Probate Office of Shelby County, Alabama.

Assessor's Parcel No: 03 8 34 0 002 033.000



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/02/2015 09:29:14 AM
\$17.00 JESSICA
20150102000000230

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