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03/02/2015 03:07:18 PM
SUBAGREM 1/2

② 59943086 - 2869881

This section for Recording use only

Subordination Agreement

Customer Name: James L Griffin
Account Number: 5192 Request Id: 1502SB0045

THIS AGREEMENT is made and entered into on this 12th day of February, 2015, by Regions Bank dba AmSouth Bank (Hereinafter referred to as "Regions Bank") in favor of QUICKEN LOANS INC., ISAOA, its successors and/or assigns (hereinafter referred to as "Lender").

RECITALS

Regions Bank loaned to James L 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 \$298,525.00 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

State of Alabama
County of Shelby

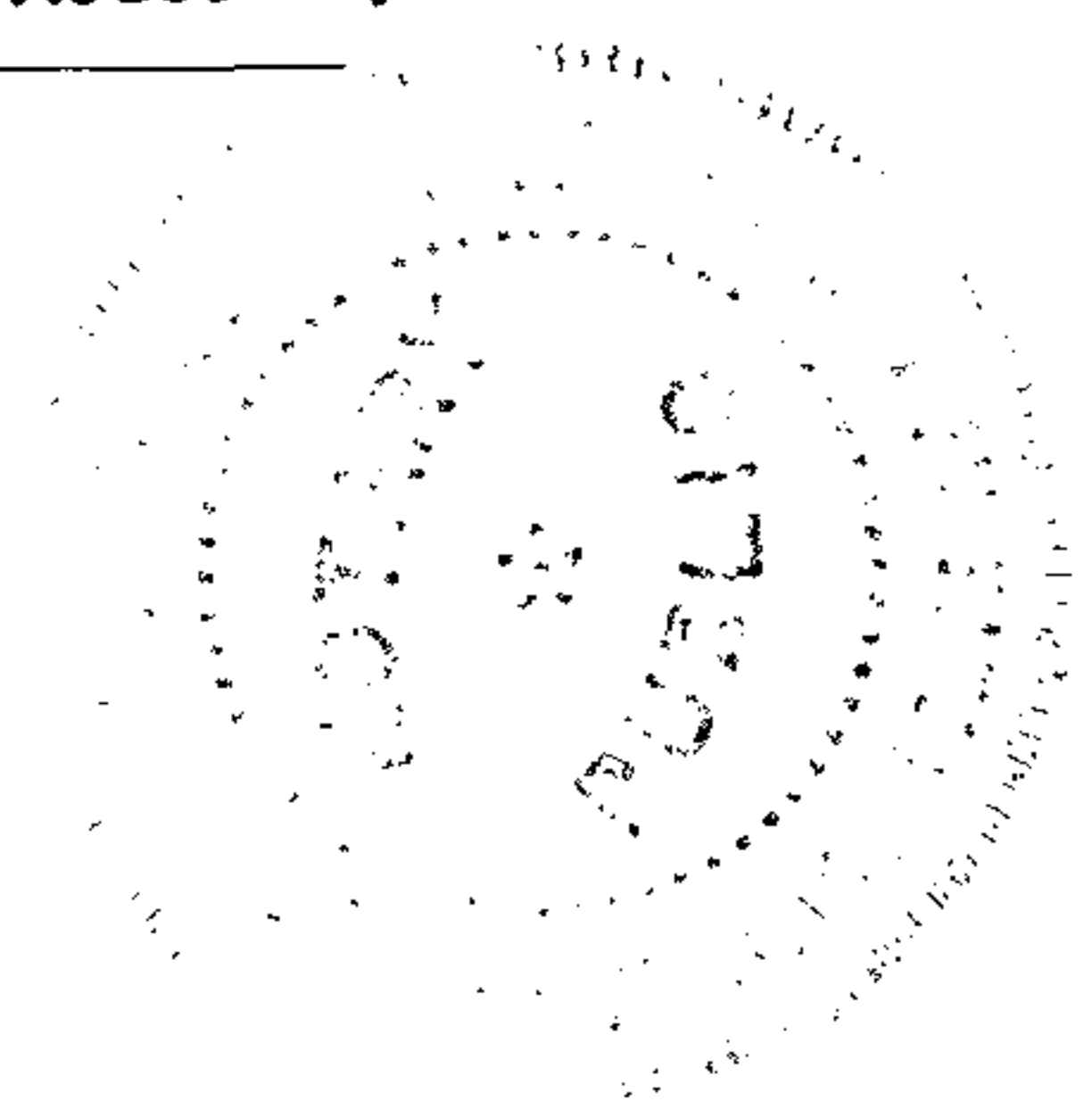
PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said County and State, on this the 12th day of February, 2015, within my jurisdiction, the within named *Lee Sims* who acknowledged that he/she is *VP* of Regions Bank, a banking corporation, and that for and on behalf of the said 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

MY COMMISSION EXPIRES AUGUST 10, 2015

My commission expires:

NOTARY MUST AFFIX SEAL
This Instrument Prepared by:
Danielle Smith
Regions Bank
2050 Parkway Office Cir, RCN 2
Hoover, AL 35244



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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
03/02/2015 03:07:18 PM
\$17.00 CHERRY
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A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the printed name of the Probate Judge.