



20150410000115610 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
04/10/2015 12:11:29 PM FILED/CERT

This section for Recording use only

Subordination Agreement

Customer Name: Bradley A Hart

Account Number: 8460

Request Id: 1502SB0205

THIS AGREEMENT is made and entered into on this 4th day of March, 2015, by Regions Bank (Hereinafter referred to as "Regions Bank") in favor of Regions Bank, its successors and/or assigns (hereinafter referred to as "Lender").

RECITALS

Regions Bank loaned to Bradley A Hart and Catherine L Hart (the "Borrower", whether one or more) the sum of \$35,000.00. Such loan is evidenced by a note dated April 16, 2014, 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 5/1/2014, Instrument # 20140501000129620 in the public records of SHELBY COUNTY, AL (the "Regions Mortgage"). Borrower has requested that lender lend to it the sum of \$169,945.00 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 4th day of March, 2015, within my jurisdiction, the within named *LEE SIMS* who acknowledged that he/she is *V.P.* 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.

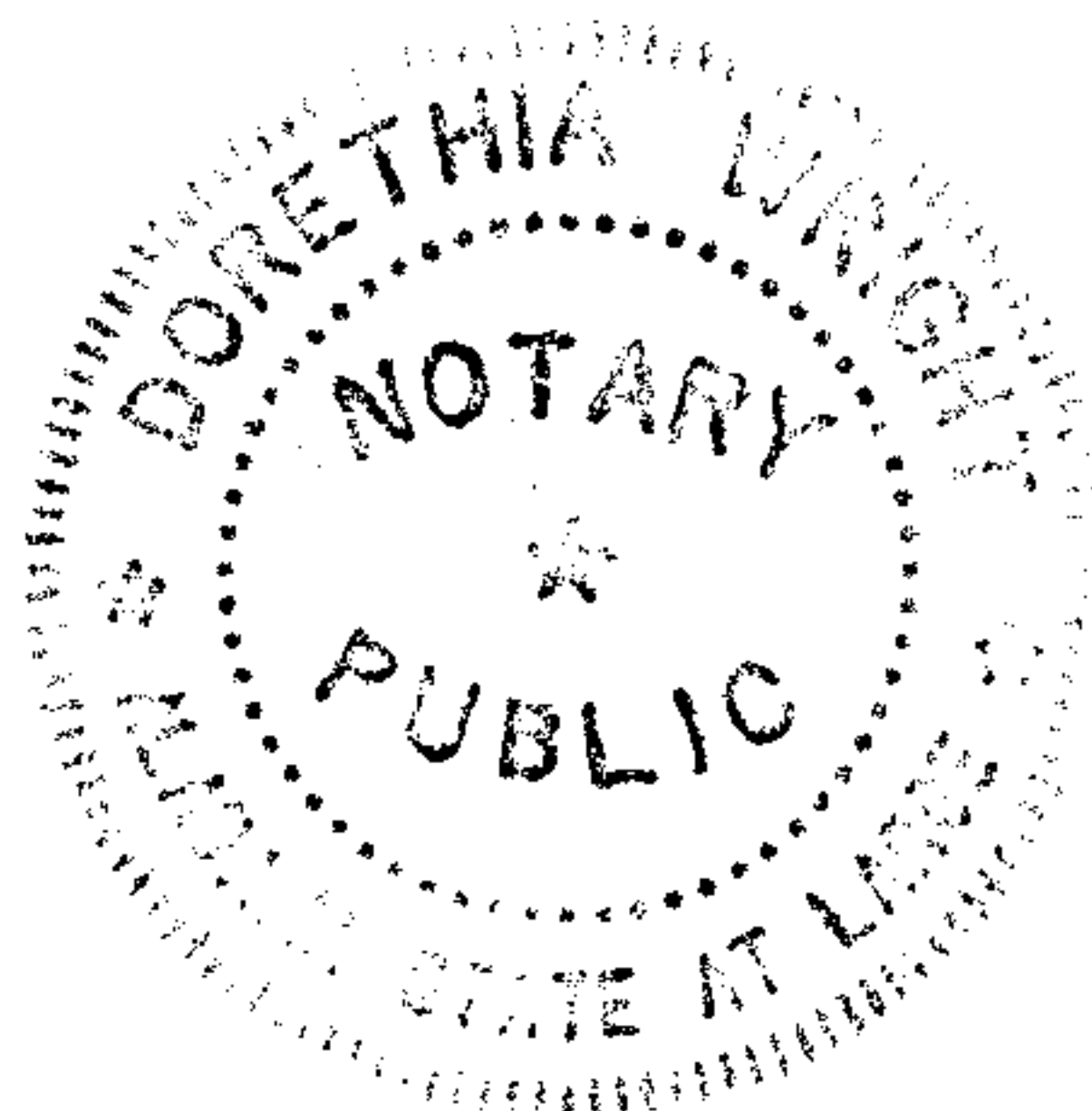
Dorethia Wright

Notary Public

MY COMMISSION EXPIRES APRIL 10, 2018

My commission expires:

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





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LEGAL

THE FOLLOWING DESCRIBED REAL ESTATE THE FOLLOWING DESCRIBED REAL
ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA TO WIT:

LOT 71, ACCORDING TO THE SURVEY OF MEADOWBROOK, SECOND SECTOR, FIRST

LEGAL

PHASE AS RECORDED IN MAP BOOK 7, PAGE 65, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA

SUBJECT TO EASEMENTS, SET BACK LINES, RESTRICTIONS, COVENANTS, MINERAL
AND MINING RIGHTS.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR
MINERAL RIGHTS OF RECORD, IF ANY.

BEING THE SAME PREMISES CONVEYED TO BRADLEY A. HART AND CATHERINE L.
HART, FOR AND DURING THEIR JOINT LIVES AS JOINT TENANTS WITH RIGHTS OF
SURVIVORSHIP AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR
OF THEM FROM JEFFREY L. BUTLER AND PAULA M. BUTLER, HUSBAND AND WIFE BY
GENERAL WARRANTY DEED- JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP DATED
6/30/2003, AND RECORDED ON 7/17/2003, DOCUMENT # 20030717000452480, IN SHELBY
COUNTY, AL.

EFFECTIVE DATE:

2-11-2015

THIS PROPERTY IS OWNED BY OR VESTED IN:

BRADLEY A. HART AND CATHERINE L. HART, FOR AND DURING
THEIR JOINT LIVES AS JOINT TENANTS WITH RIGHTS OF
SURVIVORSHIP AND UPON THE DEATH OF EITHER OF THEM,
THEN TO THE SURVIVOR OF THEM

END OF REPORT