

This section for Recording use only

Subordination Agreement

Customer Name: Selena W Harland
Account Number: 0296 Request Id: 1505SB0020

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

RECITALS

Regions Bank loaned to Selena W Harland and Robert E Harland (the "Borrower", whether one or more) the sum of \$26,000.00. Such loan is evidenced by a note dated July 9, 2008, 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 7/30/2008, Instrument # 20080730000307020 in the public records of SHELBY COUNTY, AL (the "Regions Mortgage"). Borrower has requested that lender lend to it the sum of \$158,344.00 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 June, 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.

Virginia Roy Benedict
Notary Public *Virginia Roy Benedict*
MY COMMISSION EXPIRES NOVEMBER 15, 2017
My commission expires:

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

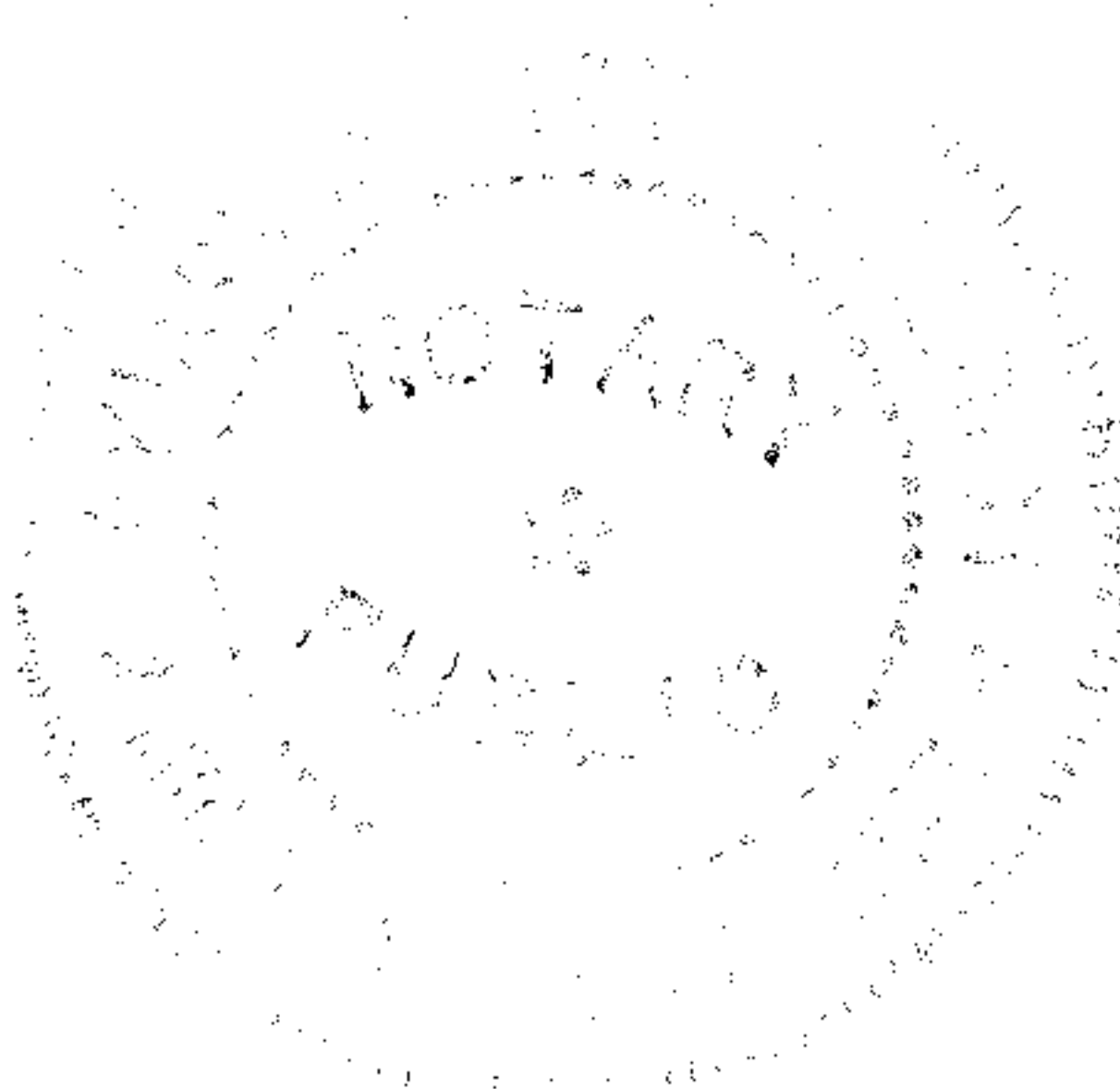


EXHIBIT A

The following described real property located in County of Shelby, State of Alabama; being more particularly described as follows:

Lot 7, according to the Survey of St. Charles Place, as recorded in Map Book 17, page 6, in the Probate Office of Shelby County, Alabama. Subject to all rights of way, easements, covenants and restrictions of record.

Being the same property conveyed to Selena Walker Harland and Robert Eugene Harland by deed from Mark J. Bradley and Brenda Bradley, recorded August 1, 2005 in Book 2004, Page 241390, public records of Shelby County, Alabama.

Property Address: 804 Saint Charles Lane, Helena, AL 35080

APN: 13-5-21-1-001-016.005



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/16/2015 04:07:52 PM
\$17.00 CHERRY
20150616000202270

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