

20150923000333100  
09/23/2015 10:35:01 AM  
SUBAGREM 1/2

M.I.S. FILE NO

1414091

This section for Recording use only

**Subordination Agreement**

**Customer Name: Eric H Dunkerley**

**Account Number: 8184      Request Id: 1509SB0010**

THIS AGREEMENT is made and entered into on this 10th day of September, 2015, by Regions Bank (Hereinafter referred to as "Regions Bank") in favor of NATIONS LENDING CORPORATION #32416, ISAOA ATIMA, its successors and/or assigns (hereinafter referred to as "Lender").

**RECITALS**

Regions Bank loaned to Eric H Dunkerley (the "Borrower", whether one or more) the sum of \$29,000.00. Such loan is evidenced by a note dated June 6, 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 7/1/2008, Instrument # 20080701000267020 in the public records of SHELBY COUNTY, AL (the "Regions Mortgage"). Borrower has requested that lender lend to it the sum of \$120,000.00 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.

*By its acceptance of this agreement, the borrower agrees to pay the subordination Fee set out in the Regions Subordination Request Form.*

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: \_\_\_\_\_

Its Vice President

*Lee Sims*  
*Lee Sims*

State of Alabama  
County of Shelby

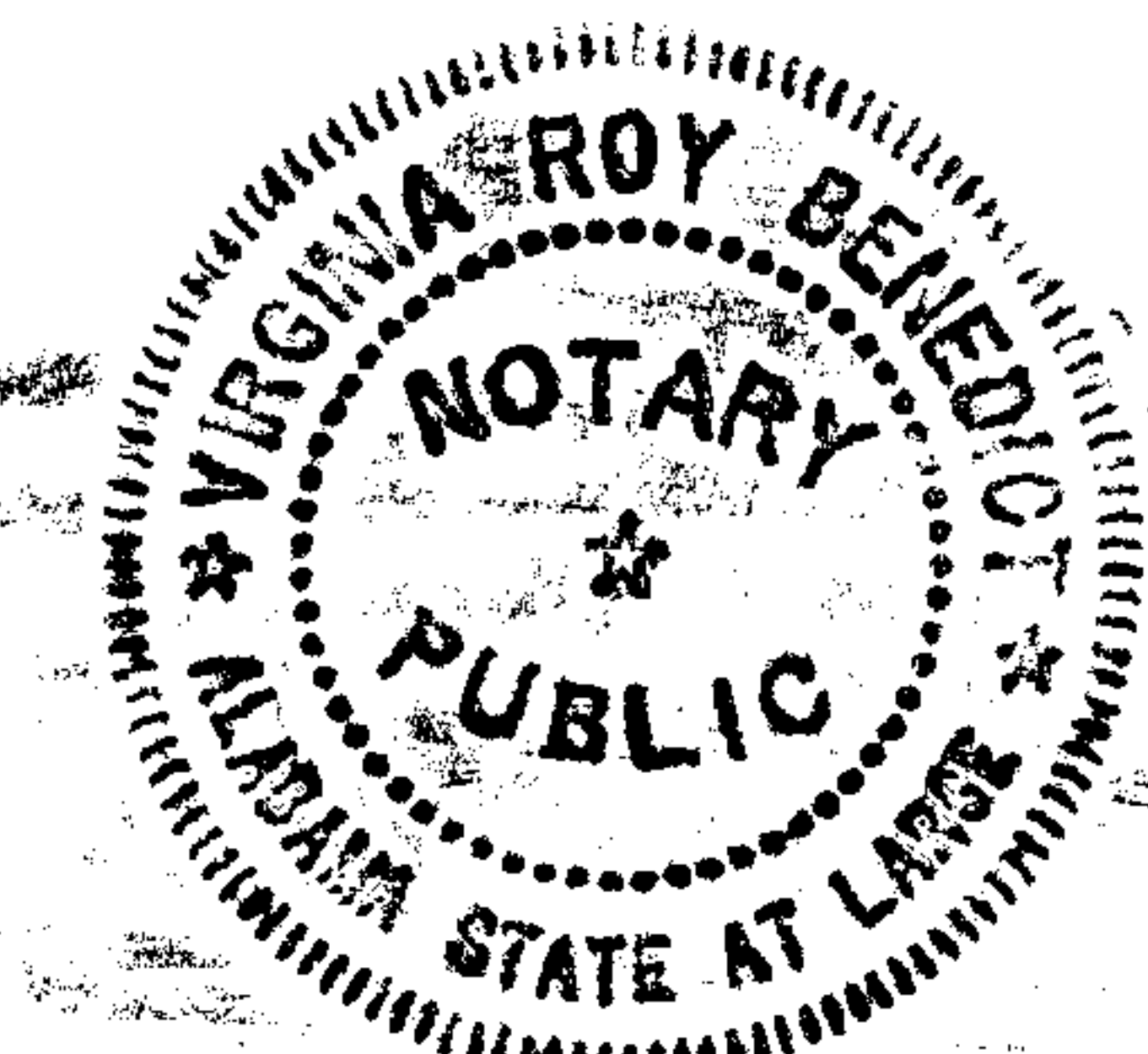
PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said County and State, on this the 10th day of September, 2015, within my jurisdiction, the within named Lee Sims who acknowledged that he/she is VP of Regions Bank, a banking corporation, and that for and on behalf of the said Regions 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

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





## Fidelity National Title Insurance Company

### LEGAL DESCRIPTION

#### EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA IN INSTRUMENT NUMBER 20040402000169050 AND IS DESCRIBED AS FOLLOWS:

LOT 41, ACCORDING TO THE SURVEY OF MEADOW BROOK, 9<sup>TH</sup> SECTOR, AS RECORDED IN MAP BOOK 8, PAGE 150, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO EXISTING EASEMENTS, RESTRICTIONS AND COVENANTS, SET-BACK LINES AND RIGHTS OF WAY, IF ANY, OF RECORD.

BEING THE SAME PROPERTY DESCRIBED IN THE DEED TO ERIC H. DUNKERLEY, AND WIFE, ANNA M. DUNKERLEY, FROM DONNIE F. BENEFIELD AND WIFE, JILL S. BENEFIELD RECORDED ON APRIL 2, 2004 IN INSTRUMENT NUMBER 20040402000169050, OF THE PUBLIC RECORDS OF SHELBY COUNTY, ALABAMA.

APN: 10-1-12-0-001-052.000

COMMONLY KNOWN AS 5120 SKYLARK DR., BIRMINGHAM, AL 35242  
HOWEVER, BY SHOWING THIS ADDRESS NO ADDITIONAL COVERAGE IS PROVIDED



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
09/23/2015 10:35:01 AM  
\$17.00 CHERRY  
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