

20151026000371250
10/26/2015 08:13:18 AM
SUBAGREM 1/2

This section for Recording use only

723562

Subordination Agreement

Customer Name: John M Warren

Account Number: 1752

Request Id: 1509SB0077

THIS AGREEMENT is made and entered into on this 17th day of September, 2015, by Regions Bank (Hereinafter referred to as "Regions Bank") in favor of Regions Bank dba Regions Mortgage, its successors and/or assigns (hereinafter referred to as "Lender").

RECITALS

Regions Bank loaned to John M Warren (the "Borrower", whether one or more) the sum of \$10,000.00. Such loan is evidenced by a note dated September 7, 2006, 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 10/27/2006, Instrument # 20061027000531420 in the public records of SHELBY COUNTY, AL (the "Regions Mortgage"). Borrower has requested that lender lend to it the sum of \$122,000.00 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.

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: Rose Waithaka
Its Vice President

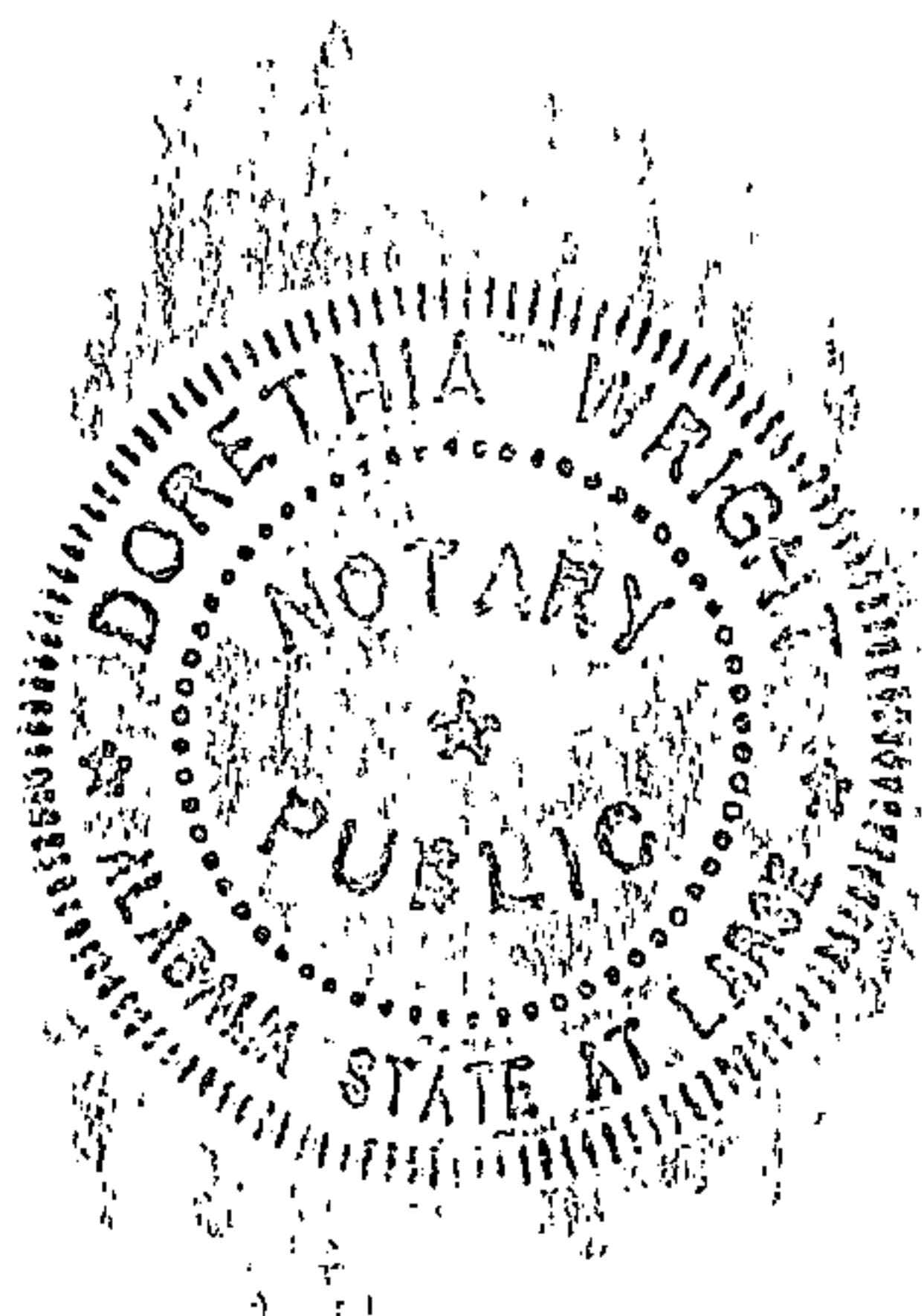
State of Alabama
County of Shelby

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said County and State, on this the 17th day of September, 2015, within my jurisdiction, the within named Rose Waithaka 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.

Dorethia Wright
Notary Public

— MY COMMISSION EXPIRES APRIL 10, 2018
My commission expires:

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



RETURN TO:
Mortgage Connect, LP
260 Airside Drive
Moon Township, PA 15108
(866) 789-1814

EXHIBIT A

All that property situate in the County of Shelby and the State of Alabama described as:

Map Book 7, Page 145, Lot 9, Block 4

Subject to; Easements, restrictions, mineral and mining rights, mortgages.

Being the same property conveyed to John M. Warren, deed dated 9/30/2003, recorded 10/2/2003, in instrument #20031002000663590, in the County of Shelby and the State of Alabama.

More commonly known as: 3507 N. Broken Bow Drive, Birmingham, AL 35242

Parcel ID # 10-1-12-0-001-008.068



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/26/2015 08:13:18 AM
\$17.00 CHERRY
20151026000371250

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the official text.