

20160426000136150
04/26/2016 08:13:53 AM
SUBAGREM 1/4

Mail after recording to:
BB&T
P.O. Box 1290
Whiteville, NC 28472

SUBORDINATION AGREEMENT

That Branch Banking & Trust Company Branch Banking & Trust Company ("BB&T") being the present owner and holder of that certain promissory note dated 02/25/2016 in the original principal amount of \$43,600.00 ("BB&T's Note"), executed by Robert Brian Key and Stephanie Turley Key ("Borrower"), payable to the order of BB&T, for good and valuable consideration received, does hereby covenant, stipulate, and agree with Branch Banking & Trust Company ("Lender") that all liens, mortgages, encumbrances, security interests, and assignments of every kind and character created under, renewed and extended under or existing by virtue of the lien instrument described in Exhibit A hereto ("BB&T's Security Instrument"), affecting the real property and improvements described therein ("the Mortgaged Property"), are hereby expressly SUBORDINATED AND MADE SECONDARY AND INFERIOR, to the liens, mortgages, encumbrances, security interests, and assignments created under, renewed and extended under or existing by virtue of the lien instrument described in Exhibit B hereto ("Lender's Security Instrument"), affecting the Mortgaged Property, and securing the following indebtedness ("Lender's Note"):

New note dated 4/20/16 and not to exceed \$271,700.00.
Prepared by Matthew Miller


This Agreement shall extend to any renewal or extension of all or any part of Lender's Note, and notice of any such renewal or extension and the consent thereto of BB&T or any other owner or holder of BB&T's Note shall not be necessary.

This Agreement and the covenants and agreements contained herein shall not be impaired, reduced or affected by the taking of any other security for Lender's Note or the release, surrender or loss of any other security or collateral for the payment of Lender's Note or the failure, neglect or refusal of Lender to enforce any other security or collateral for the payment of Lender's Note.

This Agreement shall be binding upon BB&T and its successors and assigns, including each and every subsequent owner and holder of BB&T's Note, and the terms hereof shall inure to the benefit of Lender, its successors and assigns, including, without limitation, each and every subsequent owner and holder of Lender's Note, or any renewal or extension thereof.

Except for the subordination described by this Agreement, BB&T's Security Instrument shall be and remain unchanged and in full force and effect.

EXECUTED THIS 15th day of April, 2016.



(Branch Banking & Trust Company)
By: Steve Picard

Senior Vice President

Title

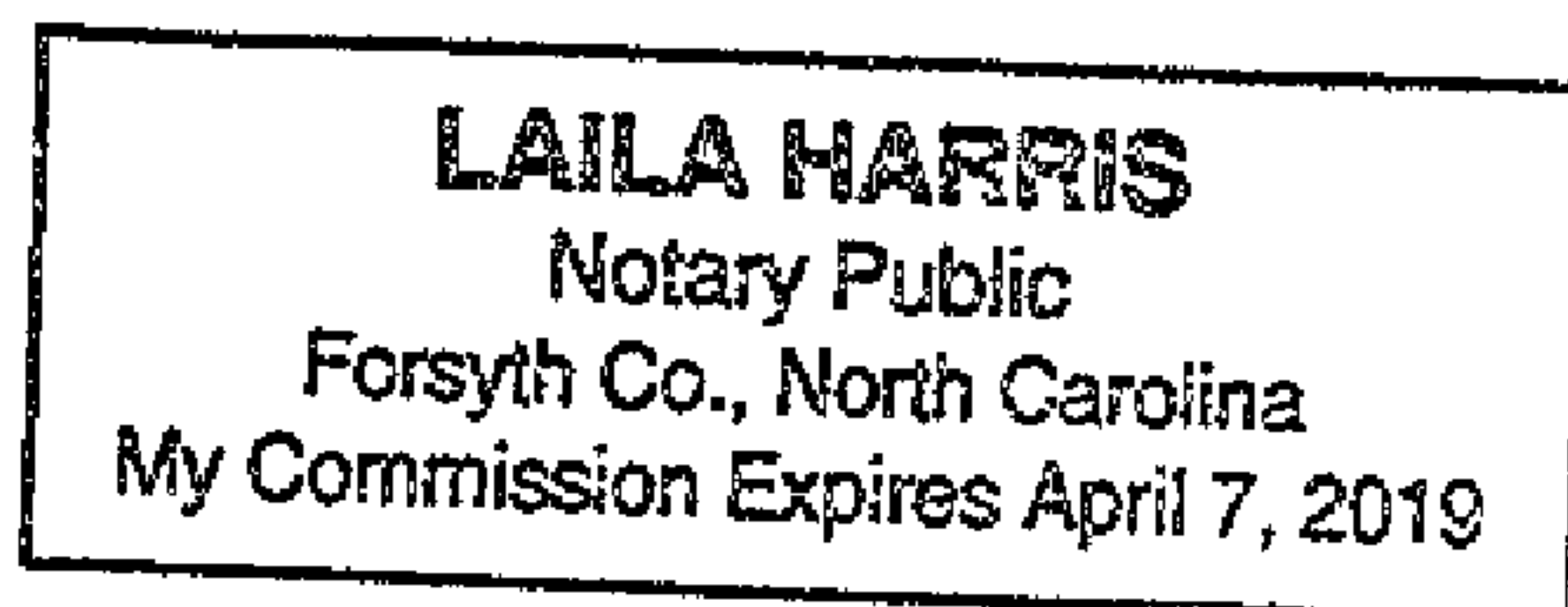
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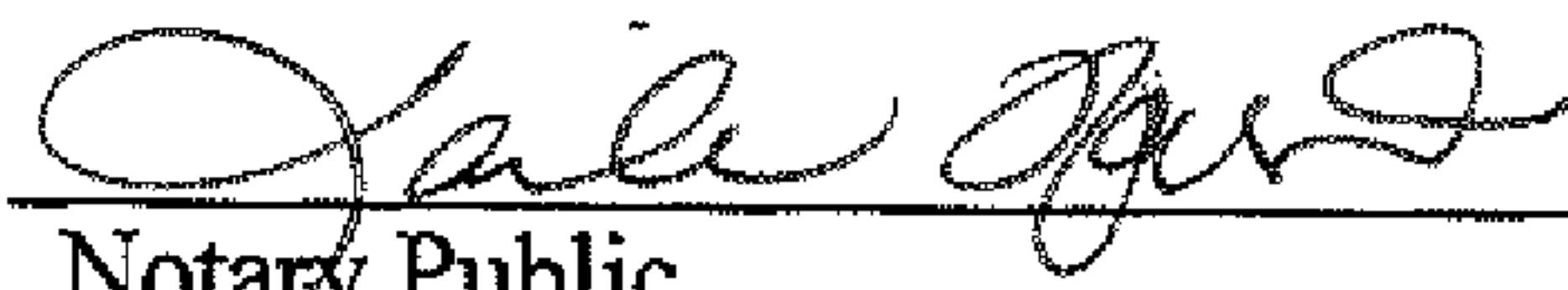
STATE OF NORTH CAROLINA
FORSYTH COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Steven Picard, as Senior VP of BRANCH BANKING & TRUST COMPANY, a North Carolina corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, s/he, in his/her capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 15th day of April, 2016.

[SEAL]





Notary Public
My commission
expires 4.7.19

Exhibit A

Description of BB&T's Security Instrument:

Mortgage dated 02/25/2016, and Recorded in Shelby County, as Instrument # 20160310000078110.

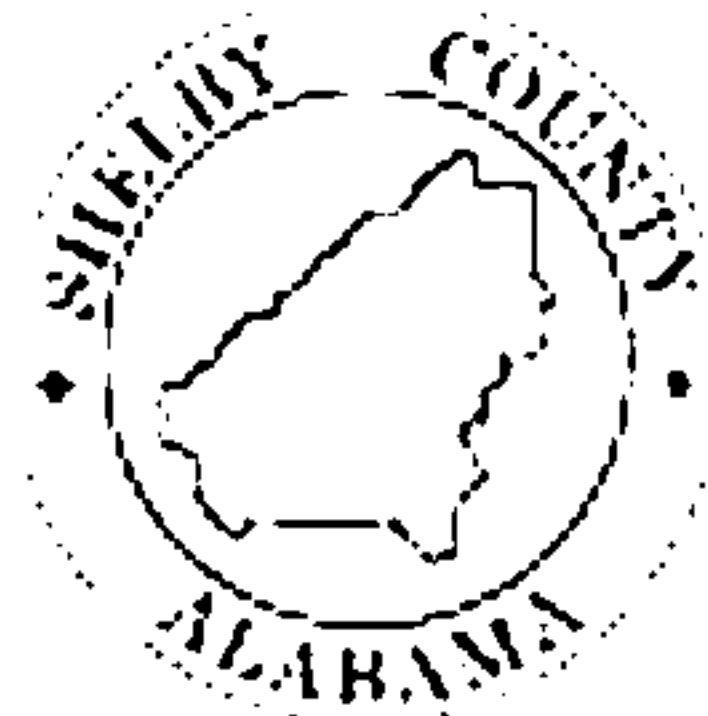
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Exhibit B

Description of Lender's Security Instrument:

Mortgage dated 4/20/16, and Recorded in Shelby County, as Instrument # 20160425000135660 ON 4/25/16

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Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/26/2016 08:13:53 AM
\$23.00 CHERRY
20160426000136150

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name of the County Clerk.