

THIS INSTRUMENT WAS PREPARED BY:

R.D. Taylor
Address: 600 North 18th Street
Birmingham, Alabama 35291-1135
1-800-245-2244

20160701000229080
07/01/2016 09:29:46 AM
SUBAGREM 1/3

STATE OF ALABAMA
Jefferson County

SUBORDINATION OF RECORDED FINANCING STATEMENT

Alabama Power Company, a corporation, for good and valuable consideration, does hereby acknowledge and agree that its lien and security interest evidenced and secured by that certain UCC1 financing statement bearing file instrument no 20120326000103950 showing the "Debtor," Phillip L Hall Jr.'s (whether one or more) recorded in the office of the Judge of Probate of Shelby County, Alabama (the "Financing Statement"), shall be and hereby is subordinate in right of priority to the lien of that certain mortgage from the Debtor to Stewart Title (the Mortgagee"), recorded in the office of the Judge of Probate of Shelby County, Alabama at _____ 2016, Book Page _____ (the "Mortgage"); provided, however, that such subordination shall be effective only to the extent that \$142,248.00 which are expended by the Mortgagee to protect or enforce Mortgagee's rights under the Mortgage with respect to the Loan (the "Superior Indebtedness"). As used herein, the term "Superior Indebtedness" shall be deemed to include any extensions, renewals, modifications and replacements of the Superior Indebtedness and any substitutions therefore; provided, however, that the term "Superior Indebtedness" shall not include any increases in the principal amount of the Loan. Alabama Power Company's lien and security interest evidenced and secured by the Financing Statement shall be superior in right of priority to the lien of the Mortgage to the extent that the Mortgage secures any indebtedness of the Debtor to the Mortgagee other than the Superior Indebtedness.

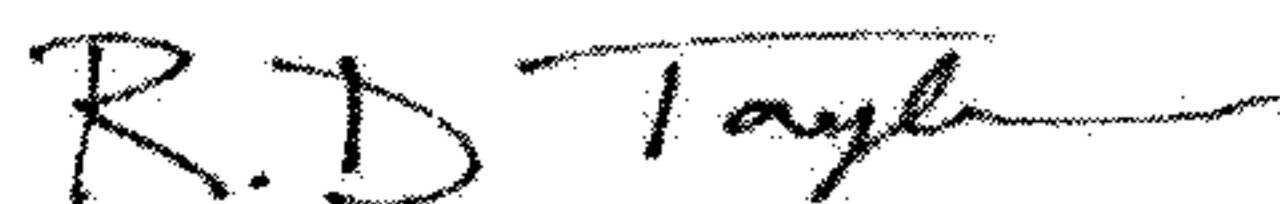
Notwithstanding anything expressed or implied herein, Alabama Power Company does not in any way release, waive or subordinate the debt relating to or secured by the Financing Statement, or any portion thereof or payments thereon.

The provisions of this Subordination Agreement are solely for the benefit of Alabama Power Company and the Mortgagee, and shall not be deemed to modify any of the agreements executed or delivered in connection with the Financing Statement or the Mortgage or to waive any of the rights of Alabama Power Company or the Mortgagee, as the case may be, thereunder as against the Debtor, nor shall it constitute or give rise to any defense, right of offset or counterclaim by the Debtor.

IN WITNESS WHEREOF, Alabama Power Company, a corporation, has caused these Presents to be executed this 20th day of June, 2016.

ALABAMA POWER COMPANY

By:

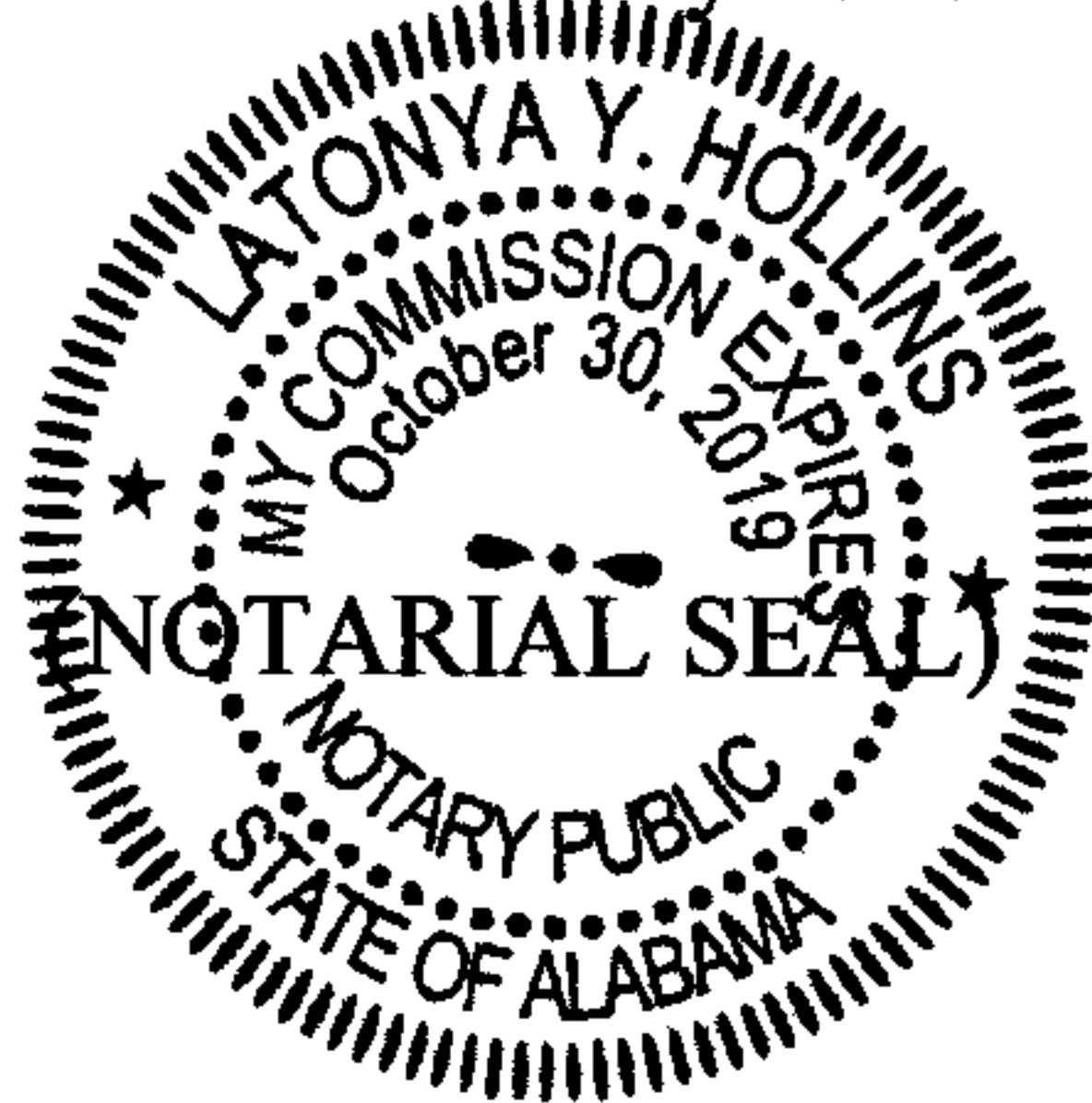


Its: Accounting Service Manager

COUNTY OF JEFFERSON)

I, LaTonya Y. Hollins, a Notary Public in and for said County in said State, hereby certify that R. D. Taylor name as Accounting Service Manager Of Alabama Power Company, a 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 the instrument, (s) he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 20th day of June, 2016.



LaTonya Y. Hollins
Notary Public

LEGAL DESCRIPTION

EXHIBIT "A"

File No.: 199411161616

All that parcel of land in the County of Shelby, State of AL, and being more particularly described as follows:

LOT 171, ACCORDING TO THE SURVEY OF KENTWOOD, THIRD ADDITION, PHASE THREE, AS RECORDED IN MAP BOOK 20, PAGE 79, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO PHILLIP L. HALL, JR. AND LAURA F. HALL FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION FROM BENSINGER 249 KENTWOOD LAND TRUST, D. HANEY NKA PEGGY HANEY BAKER, TRUSTEE BY DEED DATED 09/01/2005 AND RECORDED 09/01/2005 IN INSTRUMENT NO. 20050901000452370, IN THE LAND RECORDS OF SHELBY COUNTY, ALABAMA.

Property Address: 249 KENTWOOD Drive, Alabaster AL 35007

APN: 23 2 10 3 003 024.000



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/01/2016 09:29:46 AM
\$21.00 CHERRY
20160701000229080

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