

20161114000418260 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
11/14/2016 11:57:30 AM FILED/CERT

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Subordination Agreement

Customer Name: Robert Eug Seabrooke
Account Number: 3736 Request Id: 1609SB0146

THIS AGREEMENT is made and entered into on this 26th day of September, 2016, by Regions Bank (Hereinafter referred to as "Regions Bank") in favor of Regions Bank, its successors and/or assigns (hereinafter referred to as "Lender").

RECITALS

Regions Bank loaned to Robert Eug Seabrooke (the "Borrower", whether one or more) the sum of \$100,000.00. Such loan is evidenced by a note dated October 20, 2009, 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 10/20/2009, Instrument # 20091110000419160 in the public records of SHELBY COUNTY, AL (the "Regions Mortgage"). Borrower has requested that lender lend to it the sum of \$60,450.00 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.

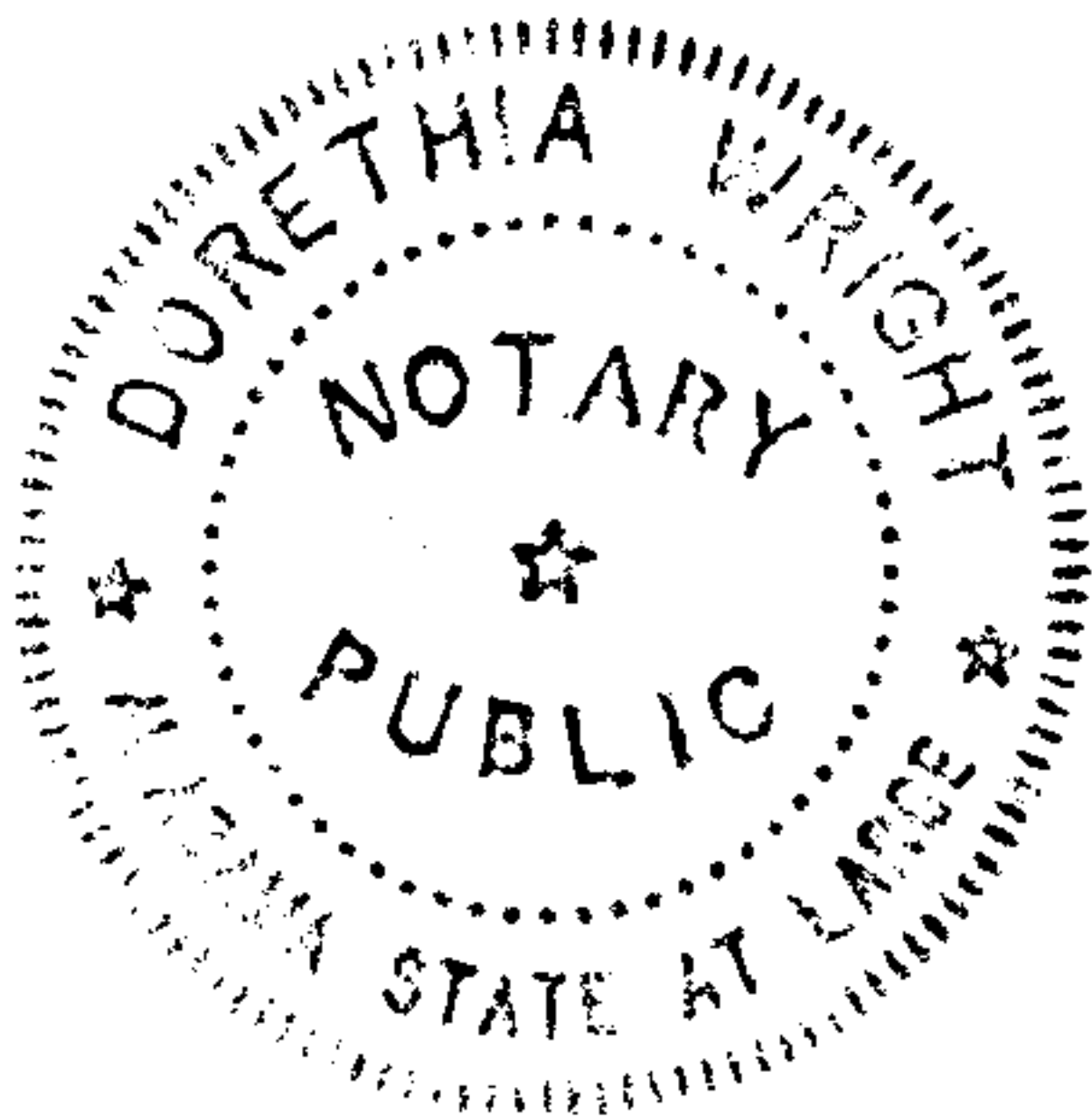
Regions Bank
By: Rose Wraithaka
Its Vice President

State of Alabama
County of Shelby

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said County and State, on this the 26th day of September, 2016, within my jurisdiction, the within named Rose Wraithaka 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:
Jacqueline Allen
Regions Bank
2050 Parkway Office Cir. RCN 2
Hoover, AL 35244





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LEGAL

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY,
ALABAMA, TO-WIT:

LOT 3, ACCORDING TO THE SURVEY OF SHANNON GLEN, AS RECORDED IN MAP BOOK
7, PAGE 94, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY,
ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR
MINERAL RIGHTS OF RECORD, IF ANY.

BEING THE SAME PREMISES CONVEYED TO ROBERT EUGENE SEABROOKE AND WIFE,
GAYLE ELLIOTT SEABROOKE, FOR AND DURING THEIR JOINT LIVES AND UPON THE
DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM FROM RICHARD E.
FERGUSON AND WIFE, DEBORAH R. FERGUSON AND NANCY S. FERGUSON, A SINGLE
INDIVIDUAL BY WARRANTY DEED DATED 12/31/1993, AND RECORDED ON 1/4/1994,
DOCUMENT # 1994-00111, IN SHELBY COUNTY, AL.