

20161221000465540
12/21/2016 09:56:26 AM
SUBAGREM 1/2

(2)

62497941-3828318

This section for Recording use only

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Subordination Agreement

Customer Name: Michael E Maziarz

Account Number: 9815

Request Id: 1611SB0097

THIS AGREEMENT is made and entered into on this 18th day of November, 2016, by Regions Bank (Hereinafter referred to as "Regions Bank") in favor of Quicken Loans, Inc ISAOA, its successors and/or assigns (hereinafter referred to as "Lender").

RECITALS

Regions Bank loaned to Michael E Maziarz (the "Borrower", whether one or more) the sum of \$170,000.00. Such loan is evidenced by a note dated December 3, 2015, 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 12/18/2015, Instrument # 20151218000432160 in the public records of Shelby County, AL (the "Regions Mortgage"). Borrower has requested that lender lend to it the sum of \$212,850.00 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: _____

Its Vice President

Rose Waitheka

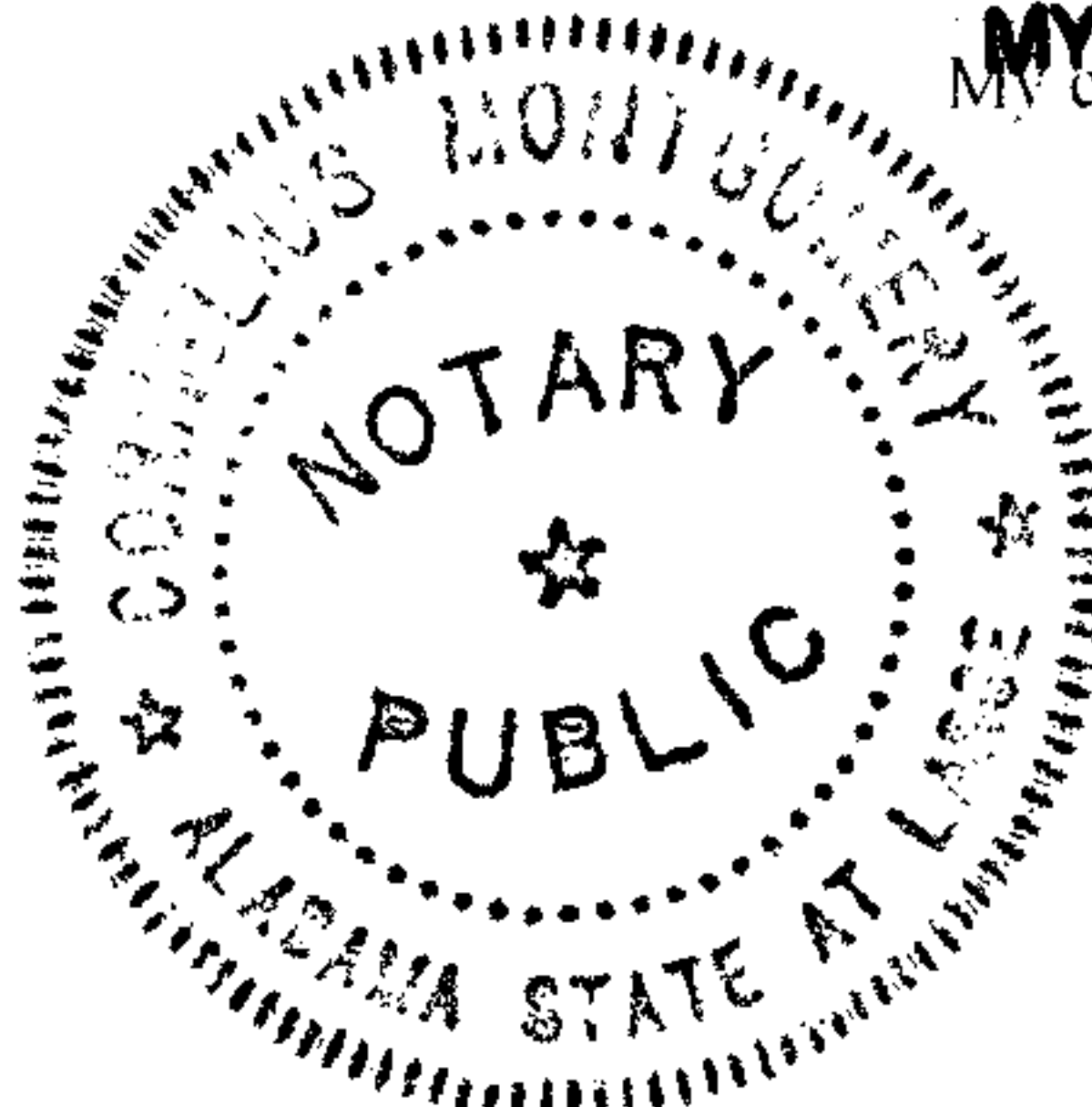
State of Alabama
County of Shelby

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said County and State, on this the 18th day of November, 2016, within my jurisdiction, the within named Rose Waitheka 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.

[Signature]
Notary Public

MY COMMISSION EXPIRES AUGUST 10, 2019
My commission expires:

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



20161221000465540 12/21/2016 09:56:26 AM SUBAGREM 2/2

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 106230003024000

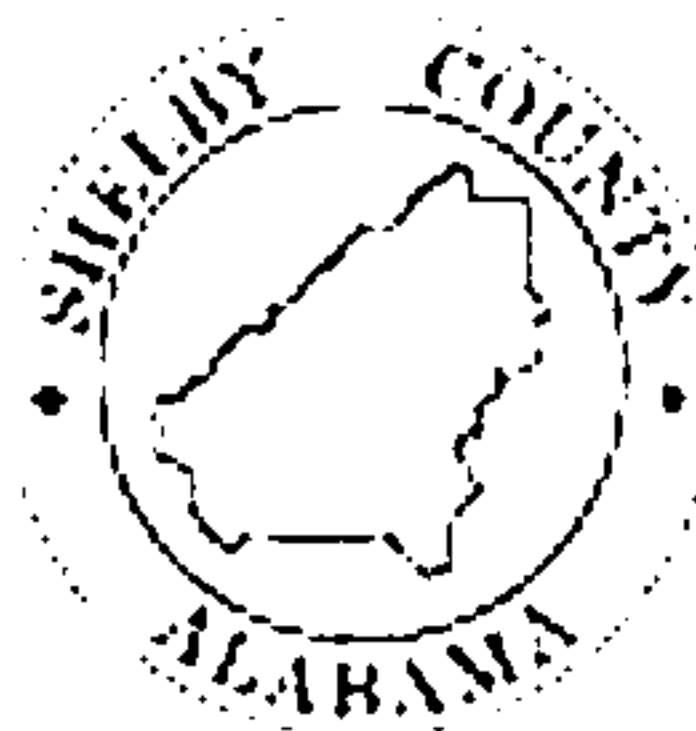
Land Situated in the County of Shelby in the State of AL

Lot 26, Block 1, according to the survey of Summer Place Second Sector, as Recorded in Map Book 17, Page 132 A & B, in the Probate Office of Shelby County, Alabama.

Source of Title: Deed Instrument Number 20040510000245620

The property address and tax parcel identification number are provided solely for informational purposes.

Commonly known as: 132 Spring Rd , Birmingham, AL 35242-3542



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/21/2016 09:56:26 AM
\$18.00 CHERRY
20161221000465540

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