



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/14/2017 08:09:27 AM  
\$17.00 DEBBIE  
20170214000053010

20170214000053010

02/14/2017 08:09:27 AM

SUBAGREM 1/1

UPON RECORDING PLEASE RETURN TO:

National Bank of Commerce  
Attn: Melissa B Benson  
813 Shades Creek Parkway, Suite 100  
Birmingham, AL 35209

**SUBORDINATION AGREEMENT**

This Subordination of Mortgage is executed this 22<sup>nd</sup> day of August, 2016 by NATIONAL BANK OF COMMERCE.

**Witnesseth**

WHEREAS, NATIONAL BANK OF COMMERCE is the owner and holder of that certain mortgage in the amount of **One Hundred Thirty Thousand Dollars (\$130,000.00)** from **Brian Scott McClain and Michele Ann McClain**; recorded on the 1<sup>st</sup> day of February, 2012 in Instrument **20120201000038320** in the Probate Office of Shelby County, Alabama, said property being more particularly described as follows:

**Lot 1211, according to the Survey of Brook Highland 12<sup>th</sup> Sector, as recorded in Map Book 34, page 148, in the Probate Office of Shelby County, Alabama**

WHEREAS, Regions Bank DBA Regions Mortgage has made a mortgage loan in the amount of **One Hundred Seventy Seven Thousand U.S. Dollars (\$177,000.00)** to **Michele A McClain and Brian S McClain, a married couple**, recorded on 09/13/16 in Instrument Number 2016 0913000 331710 in the Probate Office of Shelby County, Alabama, said loan secured by a mortgage which encumbers the above described real property.

WHEREAS, Regions Bank DBA Regions Mortgage as a condition for making a first mortgage loan requires **NATIONAL BANK OF COMMERCE** to subordinate the lien of its mortgage to the lien of Regions Bank DBA Regions Mortgage and **NATIONAL BANK OF COMMERCE** has agreed to do so.

NOW THEREFORE, for and in consideration of the premises hereof and of mutual advantages and benefits accruing to the parties hereto, **NATIONAL BANK OF COMMERCE** does hereby covenant, consent and agree to and with Regions Bank DBA Regions Mortgage that the lien of **NATIONAL BANK OF COMMERCE** shall be and the same is hereby made subordinate, inferior and subject in every respect to the lien of Regions Bank DBA Regions Mortgage which encumbers the above described property provided, however, that the subordination is limited to the amount of **One hundred seventy seven U.S. Dollars (\$177,000.00)**.

IN WITNESS WHEREOF, this agreement is executed the day and year first written above.  
**Signed, sealed and delivered in the presence of:**

**NATIONAL BANK OF COMMERCE**

By: Matt Dennis  
Its: VP Private and Professional Banking

STATE OF ALABAMA)  
Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Matt Dennis of **NATIONAL BANK OF COMMERCE**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the content of said instrument, 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 22<sup>nd</sup> day of August, 2016

Notary Public:

Notary Name: Melissa B Benson

My Commission expires:

