



20170217000057700 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
02/17/2017 11:47:05 AM FILED/CERT

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Subordination Agreement

Customer Name: Turhan L Moore

Account Number: 9350 Request Id: 1611SB0116

THIS AGREEMENT is made and entered into on this 16th day of December, 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 Turhan L Moore and Mary Ann S Moore (the "Borrower", whether one or more) the sum of \$25,000.00. Such loan is evidenced by a note dated September 27, 2016, 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 10/19/2016, Instrument # 20161019000384210 in the public records of Shelby County, AL (the "Regions Mortgage"). Borrower has requested that lender lend to it the sum of \$110,000.00 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

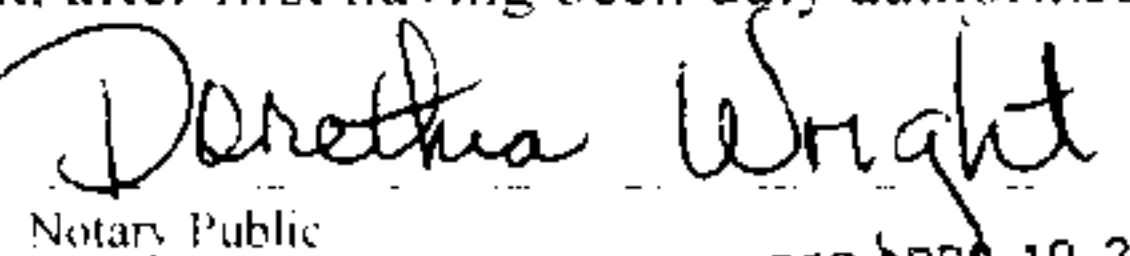
In consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Regions Bank agrees that the Mortgage shall be and remain at all times a lien or charge on the property covered by the Mortgage prior and superior to the 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

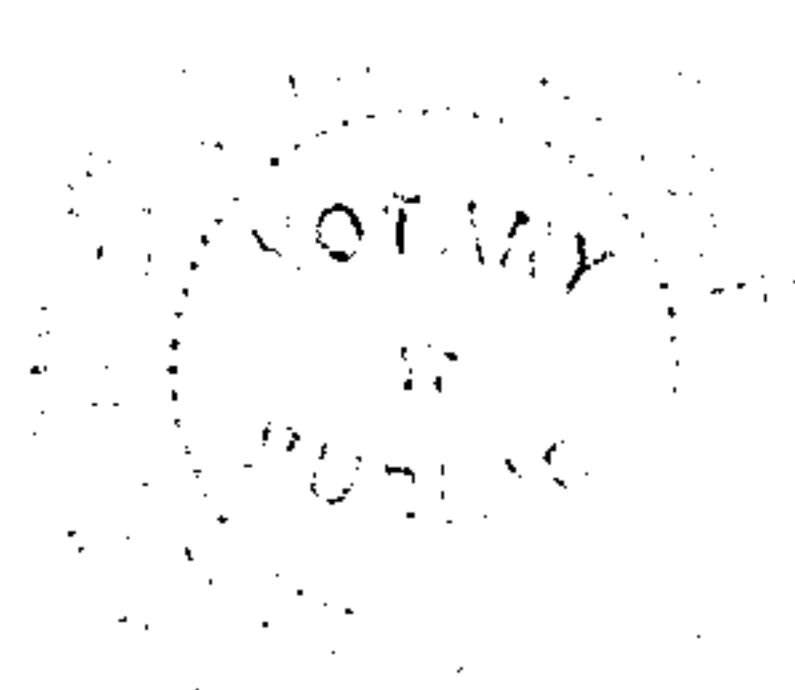
State of Alabama
County of Shelby

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said County and State, on this the 16th day of December, 2016, within my jurisdiction, the within named Maria Holmes 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.


Notary Public
MY COMMISSION EXPIRES APRIL 10, 2018

My commission expires

NOTARY MUST AFFIX SEAL
This Instrument Prepared by:
Annette Gonzalez
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:

TRACT 1:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 2 WEST OF THE
HUNTSVILLE PRINCIPAL MERIDIAN, SHELBY COUNTY, ALABAMA, THENCE RUN
WESTERLY ALONG THE NORTH LINE OF SAID QUARTER-QUARTER A DISTANCE OF
320.47 FEET TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED,
THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 160.0 FEET TO
A POINT, THENCE TURN AN ANGLE OF 91 DEGREES 02 MINUTES TO THE LEFT AND
RUN SOUTHERLY A DISTANCE OF 250.0 FEET TO A POINT, THENCE TURN AN ANGLE
OF 88 DEGREES 58 MINUTES TO THE LEFT AND RUN EASTERLY A DISTANCE OF 160.0
FEET TO A POINT, THENCE TURN AN ANGLE OF 91 DEGREES 02 MINUTES TO THE LEFT
AND RUN NORTHERLY A DISTANCE OF 250.0 FEET TO THE POINT OF BEGINNING,
CONTAINING 39,993.5 SQUARE FEET OR 0.918 TENTHS OF AN ACRE AND MARKED ON
EACH CORNER WITH A STEEL REBAR PIN.

TRACT 2:

COMMENCE AT THE NORTHEAST CORNER OF THE SW1/4 OF THE SE1/4 OF SECTION 12,
TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY
COUNTY, ALABAMA AND RUN THENCE WESTERLY ALONG THE NORTH LINE OF SAID
QUARTER-QUARTER A DISTANCE OF 320.91 FEET TO A POINT; THENCE TURN 91
DEGREES 02 MINUTES 51 SECONDS TO THE LEFT AND RUN SOUTHERLY 250.2 FEET TO
A STEEL PIN CORNER AND THE POINT OF BEGINNING OF THE PROPERTY BEING
DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE 168.23 FEET TO A
STEEL PIN CORNER ON THE NORTHERLY MARGIN OF SHELBY COUNTY HIGHWAY NO.
336 IN A CURVE TO THE LEFT BAYING A CENTRAL ANGLE OF 03 DEGREES 25 MINUTES
22 SECONDS AND A RADIUS OF 1,646.12; THENCE TURN 74 DEGREES 52 MINUTES 10
SECONDS RIGHT TO TANGENT AND RUN SOUTHWESTERLY ALONG THE CHORD AND
SAID CURVE A CHORD DISTANCE OF 98.33 FEET TO A POINT; THENCE CONTINUE
ALONG THE TANGENT OF JUST DESCRIBED CURVE A TANGENT DISTANCE OF 68.83
FEET TO A STEEL PIN CORNER; THENCE TURN 108 DEGREES 28 MINUTES 02 SECONDS
RIGHT FROM TANGENT AND RUN NORTHERLY 221.80 FEET TO A STEEL PIN CORNER;
THENCE TURN 91 DEGREES 13 MINUTES 35 SECONDS RIGHT AND RUN EASTERLY

LEGAL

159.72 FEET TO THE POINT OF BEGINNING, CONTAINING 0.71 OF AN ACRE. PROPERTY
IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND / OR
LIMITATIONS OF PROBATED RECORD AND/ OR APPLICABLE LAW.

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

BEING THE SAME PREMISES CONVEYED TO TURHAN MOORE AND WIFE, MARY ANN
MOORE FROM CARL B. NICHOLS, AND WIFE, MARY S. NICHOLS BY WARRANTY DEED,
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP (AS TO TRACT 2) DATED 6/20/1997, AND
RECORDED ON 7/29/1997, DOCUMENT # 1997-23675, IN SHELBY COUNTY, AL.

EFFECTIVE DATE:

11-4-2016

THIS PROPERTY IS OWNED BY OR VESTED IN:

TURHAN L. MOORE AND WIFE, MARYANN MOORE, FOR AND
DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER
OF THEM, THEN TO THE SURVIVOR OF THEM, AS TO TRACT 1
AND TURHAN MOORE AND WIFE, MARY ANN MOORE, AS TO
TRACT 2