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03/28/2017 10:37:03 AM
SUBAGREM 1/3

This section for Recording use only

52969509-3772974

Subordination Agreement

Customer Name: William R Perdue

Account Number: 3104

Request Id: 1703SB0006

THIS AGREEMENT is made and entered into on this 7th day of March, 2017, 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 William R Perdue A/K/A William Perdue Melanee and Melanee T Perdue A/K/A Melanee D Perdue, husband and wife (the "Borrower", whether one or more) the sum of \$70,000.00. Such loan is evidenced by a note dated July 8, 2008, 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 7/25/2008, Instrument # 20080725000299760 in the public records of Shelby County, AL (the "Regions Mortgage"). Borrower has requested that lender lend to it the sum of \$186,203.00 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 7th day of March, 2017, within my jurisdiction, the within named Daryl Johnson 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:

Betty Marcus
MY COMMISSION EXPIRES
November 3, 2018

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

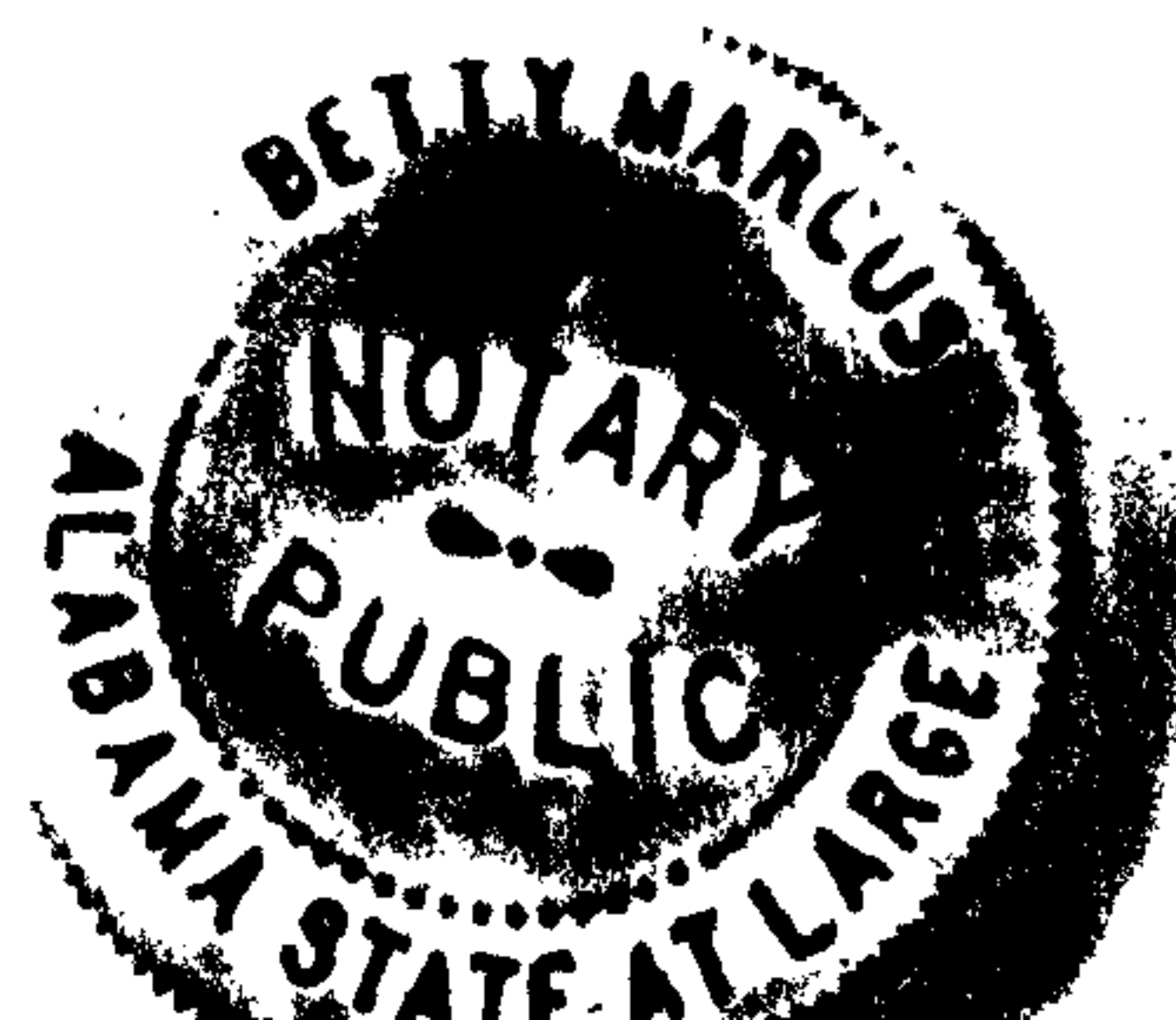


EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 15 1 02 0 001 001.008

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

A PARCEL OF LAND SITUATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 1 WEST, AND THE NE 1/4 OF THE NW 1/4 OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 1 WEST SHELBY COUNTY, ALABAMA , BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 35; THENCE SOUTH 89 DEGREES, 56 MINUTES, 25 SECONDS EAST, ALONG THE SOUTH LINE OF SAID 1/4-1/4 SECTION, A DISTANCE OF 439.43 FEET; THENCE SOUTH 1 DEGREES, 32 MINUTES, 57 SECONDS WEST AND LEAVING SAID SOUTH LINE A DISTANCE OF 254.12 FEET TO A POINT IN THE CENTERLINE OF AN ASPHALT SHELBY COUNTY ROAD KNOWN AS WHISENHUNT ROAD AND ALSO BEING A POINT OF THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 6 DEGREES, 51 MINUTES, 29 SECONDS AND SUBTENDED BY A CHORD WHICH BEARS NORTH 79 DEGREES, 30 MINUTES, 49 SECONDS EAST, A CHORD DISTANCE OF 47.85 FEET; THENCE ALONG THE ARC OF SAID CURVE, AND ALONG SAID CENTERLINE A DISTANCE OF 47.88 FEET TO THE END OF SAID CURVE; THENCE NORTH 81 DEGREES, 09 MINUTES, 17 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 125.11 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 5 DEGREES, 38 MINUTES, 43 SECONDS AND SUBTENDED BY A CHORD WHICH BEARS NORTH 81 DEGREES, 46 MINUTES, 54 SECONDS EAST, A CHORD DISTANCE OF 39.40 FEET; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID CENTERLINE, A DISTANCE OF 39.41 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 205.00 FEET, A CENTRAL ANGLE OF 30 DEGREES, 35 MINUTES, 53 SECONDS AND SUBTENDED BY A CHORD WHICH BEARS NORTH 5 DEGREES, 54 MINUTES, 38 SECONDS WEST, A CHORD DISTANCE OF 108.18 FEET; THENCE ALONG THE ARC OF SAID CURVE AND LEAVING SAID WHISENHUNT ROAD A DISTANCE OF 109.48 FEET TO THE END OF SAID CURVE; THENCE NORTH 18 DEGREES, 34 MINUTES, 37 SECONDS WEST A DISTANCE OF 77.35 FEET; THENCE NORTH 89 DEGREES, 59 MINUTES, 58 SECONDS WEST, A DISTANCE OF 107.01 FEET; THENCE NORTH 0 DEGREES, 38 MINUTES, 59 SECONDS EAST, A DISTANCE OF 291.11 FEET; THENCE SOUTH 89 DEGREES, 59 MINUTES, 38 SECONDS EAST A DISTANCE OF 192.45 FEET TO A POINT, SAID POINT LYING ON A CURVE TO THE LEFT HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 16 DEGREES, 16 MINUTES, 50 SECONDS, AND SUBTENDED BY A CHORD WHICH BEARS SOUTH 18 DEGREES, 25 MINUTES, 35 SECONDS WEST, A CHORD DISTANCE OF 116.11 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 116.50 FEET TO THE END OF SAID CURVE; THENCE SOUTH 10 DEGREES, 57 MINUTES, 39 SECONDS WEST A DISTANCE OF 116.99 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 29 DEGREES, 32 MINUTES, 16 SECONDS, AND SUBTENDED BY A CHORD WHICH BEARS SOUTH 3 DEGREES, 48 MINUTES, 29 SECONDS EAST A CHORD DISTANCE OF 56.08 FEET; THENCE ALONG THE ARC OF SAID

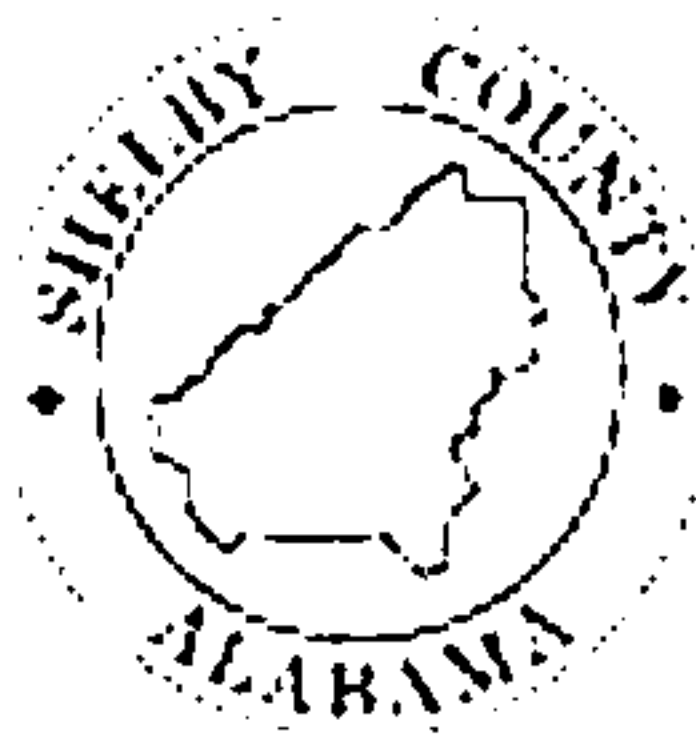
CURVE A DISTANCE OF 56.71 FEET TO THE END OF SAID CURVE; THENCE SOUTH 18 DEGREES 34 MINUTES 37 SECONDS EAST A DISTANCE OF 75.49 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 28 DEGREES, 35 MINUTES, 37 SECONDS AND SUBTENDED BY A CHORD WHICH BEARS SOUTH 6 DEGREES, 42 MINUTES, 48 SECONDS EAST, A CHORD DISTANCE OF 118.53 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 119.77 FEET TO ITS INTERSECTION WITH AFORESAID CENTERLINE OF WHISENHUNT ROAD, WHICH IS ALSO A POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 5 DEGREES, 06 MINUTES, 50 SECONDS, AND SUBTENDED BY A CHORD WHICH BEARS SOUTH 87 DEGREES, 09 MINUTES, 41 SECONDS WEST, A CHORD DISTANCE OF 35.69 FEET; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID CENTERLINE OF WHISENHUNT ROAD A DISTANCE OF 35.70 FEET TO THE POINT OF BEGINNING.

SOURCE OF TITLE: INSTRUMENT NUMBER 20051007000523390 AND CORRECTED IN INSTRUMENT NUMBER 20051128000613510.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 45 Oak Branch Ln , Chelsea, AL 35043-7150

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/28/2017 10:37:03 AM
\$23.00 CHERRY
20170328000103560

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