



20170503000153760 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
05/03/2017 03:07:08 PM FILED/CERT

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### Subordination Agreement

**Customer Name: Greg E Bassett**

**Account Number: 3496**

**Request Id: 1609SB0074**

THIS AGREEMENT is made and entered into on this 12th day of April, 2017, 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 Greg E Bassett and Barbara M Bassett (the "Borrower", whether one or more) the sum of \$30,000.00. Such loan is evidenced by a note dated April 3, 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 4/22/2008, Instrument # 20080422000163610 in the public records of SHELBY COUNTY, AL (the "Regions Mortgage"). Borrower has requested that lender lend to it the sum of \$117,000.00 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 12th day of April, 2017, within my jurisdiction, the within named Neal Montgomery 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.

**Betty Marcus**  
MY COMMISSION EXPIRES  
**November 3, 2018**

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



LEGAL

THE FOLLOWING DESCRIBED PROPERTY IN SHELBY COUNTY, ALABAMA:

PART OF LOT 77-A, ACCORDING TO A RESURVEY OF LOT 77, HOMESTEAD, THIRD SECTOR, AS RECORDED IN MAP BOOK 8, PAGE 137, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT THE FOLLOWING:

BEGIN AT THE NW CORNER OF LOT 77, AND RUN EAST ALONG THE NORTH LINE OF SAID LOT FOR A DISTANCE OF 55 FEET TO A POINT; THENCE TURN AN ANGLE OF 66 DEGREES 00 MINUTES TO THE RIGHT AND RUN SOUTHEASTERLY FOR A DISTANCE OF 103 FEET TO A POINT ON THE NORTHERLY LINE OF A 50 FOOT RADIUS, CUL-DE-SAC OF PRAIRIE ROAD; THENCE RUN WEST ALONG SAID 50 FOOT RADIUS FOR A DISTANCE OF 13.2 FEET TO THE SW CORNER OF SAID LOT 77; THENCE RUN NORTHWESTERLY ALONG SAID WESTERLY LINE OF SAID LOT FOR A DISTANCE OF 132.06 FEET TO THE POINT OF BEGINNING.

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

BEING THE SAME PREMISES CONVEYED TO GREG E. BASSETT AND WIFE, BARBARA J. BASSETT, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP FROM JAMES GARLAND PATTERSON, JR. AND WIFE, REBECCA T. PATTERSON BY WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP DATED 10/1/1983, AND RECORDED ON 10/5/1983, AT BOOK 350, PAGE 405, IN SHELBY COUNTY, AL.

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EFFECTIVE DATE:	3-3-2016
THIS PROPERTY IS OWNED BY OR VESTED IN:	GREG E. BASSETT AND WIFE, BARBARA J. BASSETT, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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\*\*\* END OF REPORT \*\*\*



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