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07/12/2017 09:19:15 AM
SUBAGREM 1/4

275-214

[Rev. 09/20/13]

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

Title Source

WHEN RECORDED MAIL TO:

NAME: Title Source

ADDRESS: 662 Woodward Ave

CITY/STATE/ZIP: Detroit, MI 48226

THIS SPACE FOR RECORDER'S USE ONLY

DOCUMENT TITLE

Subordination Agreement

Instrument prepared by and
after recording return to:
Ramona Hawk
Synovus Bank
Attn: Subordinations
33 W. 11th St. 2nd floor
Columbus, GA 31901

**SUBORDINATION AGREEMENT
(Real Property)**

STATE OF ALABAMA
COUNTY OF SHELBY

u3222785-4102963

THIS SUBORDINATION AGREEMENT executed this 14th day of June, 2017, by the undersigned, Synovus Bank ("Holder");

WITNESSETH THAT:

WHEREAS, Holder, as the successor by merger to First Commercial Bank, First Commercial a div Synovus Bank, is the holder and owner of a security deed or mortgage from William H. Perry, A Married Man, Melanie P. Perry, His Wife ("Borrower") dated 15th May, 2009, and recorded in Instrument Mortgage Instrument #20090528000201360, in the Office of the Clerk of Probate of Shelby County, Alabama ("Existing Security Instrument") conveying the real property more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof (the "Property"); and

WHEREAS, Borrower has this date borrowed from JPMorgan Chase Bank, N.A. ISAOA/ATIMA ("Lender") the sum of \$164,782.00 secured by a security deed or mortgage conveying said Property, dated of even date herewith ("Superior Security Instrument"); and

WHEREAS, Borrower and Lender have requested that Holder subordinate the Existing Security Deed to the lien, force and effect of the Superior Security Instrument; and

NOW, THEREFORE, for and in consideration of One Dollar (\$1.00) in hand paid by the Borrower to Holder, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Holder, Holder hereby subordinates the lien of, and all right title and interest of Holder under, the Existing Security Instrument to the lien of the Superior Security Instrument. Holder specifically acknowledges and agrees that the priority of the security interests of Holder and Lender in the Property shall be governed by this Subordination Agreement and not by the order in which the Existing Security Instrument and the Superior Security Instrument are or were filed or recorded. Nothing contained herein or otherwise shall preclude Holder from demanding strict compliance by Borrower with the terms and conditions of the Existing Security Instrument, and the instrument(s) evidencing the debt secured thereby, or enforcing its rights thereunder, subject to the terms of this Subordination Agreement.

The Existing Security Instrument now held by the Holder shall remain otherwise in full force and effect, the subordination of the Existing Security Instrument provided for herein being limited in application to the specific indebtedness of Borrower to Lender secured by the Superior Security Instrument and any and all extensions, renewals and refinancings of same.

This Subordination Agreement shall be binding upon Holder and the heirs, personal representatives, successors and assigns of Holder and shall inure to the benefit of Lender, its successors, assigns, purchasers at foreclosure sale and purchasers pursuant to any power of sale contained in the Superior Security Instrument.

Holder agrees to execute and deliver to Lender any further documents or instrument as specified by Lender to confirm or acknowledge the subordination of the Existing Security Instrument to the Superior Security Instrument evidenced hereby.

This Subordination Agreement shall be governed by and construed in accordance with the laws of the state in which the Property is located.

IN WITNESS WHEREOF, Holder has duly executed this Subordination Agreement, under seal, after due authorization, the day and year first above written.

HOLDER:

SYNOVUS BANK

By: Terri Wilkinson

Name: Terri Wilkinson

Title: Retail Lending Center Manager

(Corporate Seal)

Signed, sealed and delivered in the presence of:

Elizabeth B Davis
Unofficial Witness

Ramona Hawk
Notary Public Ramona Hawk
My commission expires: 01/28/2020

[Notary Seal]



Exhibit "A"

LOT 16, ACCORDING TO THE SURVEY OF SOUTHPOINTE,
EIGHTH SECTOR; AS RECORDED IN MAP BOOK 15, PAGE 109,
IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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